

MOORE COUNTY PLANNING BOARD
THURSDAY, February 7, 2019 6:00 PM
MOORE COUNTY HISTORIC COURTHOUSE – 2nd Floor

CALL TO ORDER – 6 PM

INVOCATION – (Member Volunteer)

PLEDGE OF ALLEGIENCE – (Member Volunteer)

MISSION STATEMENT – (Member Volunteer)

I. PUBLIC COMMENT PERIOD (*Procedures are attached*)

Please sign up on the Public Comment Sign In sheet near the door

II. APPROVAL OF CONSENT AGENDA

All items listed below are considered routine and will be enacted by one motion. No separate discussion will be held except by a member of the Planning Board:

- A. Approval of Meeting Agenda
- B. Approval of Minutes of January 3, 2019
- C. Consideration of Abstentions

III. PUBLIC HEARINGS

1. Conditional Rezoning Request: Rural Agricultural (RA) to Neighborhood Business Conditional Zoning (B-1-CZ) –Theresa Thompson

Moore County Schools is requesting Conditional Rezoning from Rural Agricultural (RA) to Neighborhood Business Conditional Zoning (B-1-CZ) for a building addition to North Moore High School, for an auxiliary gym, classrooms, and bathrooms, of an approximate 48.93 acre parcel, located at 1504 North Moore Road, Robbins, owned by Moore County Board of Education, per Deed Book 273, Page 479.

2. General Use Rezoning Request: Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) –Theresa Thompson

Johnny Harris is requesting a General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) of an approximate 9.72 acres parcel, located on Gretchen Road and adjacent to NC Hwy 73, West End, owned by Johnson Improvement Co., per Deed Book 324 Page 466.

IV. PLANNING DEPARTMENT REPORTS - Debra Ensminger

V. BOARD COMMENT PERIOD - Chairman Nobles

VII. UPCOMING EVENTS

- Tuesday, February 19, 2019 5:30 PM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage

- Tuesday, March 5, 2019 10:30 AM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage
- **Thursday, March 7, 2019 6:00 PM Planning Board Meeting to be held at the Historic Courthouse in Carthage**

VIII ADJOURNMENT

*Special accommodations for individuals with disabilities or impairments will be made upon request to the extent that reasonable notice is **give** to the County.
Please see attached procedures for the Public Comment Period and public comment during Public Hearing*

PUBLIC COMMENT PROCEDURES MOORE COUNTY PLANNING BOARD

The Moore County Planning Board is committed to allowing members of the public an opportunity to offer comments and suggestions for the efficient and effective administration of government. In addition to public hearings, a special time is set aside for the purpose of receiving such comments and suggestions. All comments and suggestions addressed to the Board during the Public Comment Period shall be subject to the following procedures:

- 1. The Public Comment period will be held at the beginning of the Board meeting. The comment period will be limited to a maximum of thirty minutes*
- 2. Persons who wish to address the Board during the Public Comment Period will register on a sign-up sheet available on the table outside the entrance door to the Meeting Room indicating contact information and topic. Sign-up sheets will be available beginning 30 minutes before the start of the meeting. No one will be allowed to have his/her name placed on the list by telephone request to County Staff.*
- 3. Each person signed up to speak will have three (3) minutes to make his/her remarks. Each person signed up to speak will only be entitled to the time allotted to each speaker and one additional time period which may be yielded to him/her by another individual who has also signed up to speak on a particular topic.*
- 4. Speakers will be acknowledged by the Board Chairperson in the order in which their names appear on the sign up sheet. Speakers will address the Board from the lectern at the front of the room and begin their remarks by stating their name and address.*
- 5. Public comment is not intended to require the Board to answer any impromptu questions. Speakers will address all comments to the Board as a whole and not one individual member. Discussions between speakers and members of the audience will not be allowed.*
- 6. Speakers will be courteous in their language and presentation. Matters or comments which are harmful, discriminatory or embarrassing to any citizens, official or employee of Moore County shall not be allowed. Speaker must be respectful and courteous in their remarks and must refrain from personal attacks and the use of profanity.*
- 7. Only one speaker will be acknowledged at a time. If the time period runs out before all persons who have signed up get to speak, those names will be carried over to the next Public Comment Period.*
- 8. Any applause will be held until the end of the Public Comment Period.*
- 9. Speakers who have prepared written remarks or supporting documents are encouraged to leave a copy of such remarks and documents with the Chairperson.*
- 10. Information sheets outlining the process for the public's participation in Board meetings will also be available in the rear of the Meeting Room.*
- 11. Action on items brought up during the Public Comment Period will be at the discretion of the Board.*

Adopted on the 4th day of February, 2010 by a 8 to 1 vote of the Moore County Planning Board.

MOORE COUNTY PLANNING BOARD PUBLIC HEARINGS PROCEDURES

The Moore County Planning Board serves the public as well as the Board of Commissioners. During each public hearing a special time has been set aside for the purpose of receiving comments and suggestions. To insure that comments and suggestions are productive and not unnecessarily long, procedural rules for conducting public hearings are necessary. The following procedural rules will be utilized during public hearings of the Moore County Planning Board:

- 1. Anyone who would like to address the Board during a public hearing should register on the appropriate sign-up sheet indicating their name and address. Sign-up sheets will be available on the table outside the entrance door to the Meeting Room 30 minutes before the start of the meeting. Information sheets outlining the process for the public's participation in Board meetings and public hearings will also be available. No one will be allowed to have his/her name placed on the list by telephone request to County Staff.*
- 2. Each speaker will be called by the Chairman to the lectern, will state their name and address clearly into the record before providing their comments.*
- 3. Speakers will address all comments to the Board as a whole and not to any one individual member. Speakers will be respectful, courteous, refrain from personal attacks and the use of profanity.*
- 4. Any applause will be held until the end of the public hearing.*
- 5. Speakers who have prepared written remarks or supporting documents are encouraged to leave a copy of such remarks and documents with the Secretary.*
- 6. Action on items brought up during the public hearing will be at the discretion of the Board.*

Adopted on the 5th day of May, 2011 by a 9 to 0 vote of the Moore County Planning Board

MINUTES
MOORE COUNTY PLANNING BOARD
THURSDAY, January 3, 2019 6:00 PM
MOORE COUNTY HISTORIC COURTHOUSE – 2nd FLOOR

Board Members Present: Joe Garrison (Vice Chair), John Matthews, Harry Huberth, Bobby Hyman, John Cook, Matthew Bradley

Board Members Absent: Eddie Nobles (Chair), David Lambert, Jeffrey Gilbert

Staff Present: Debra Ensminger, Planning Director
Tron Ross, County Attorney
Theresa Thompson, Planning Supervisor
Stephanie Cormack, Administrative Officer

CALL TO ORDER

Vice Chair Joe Garrison called the meeting to order at 6:00 pm.

INVOCATION

Board Member John Cook offered the invocation.

PLEDGE OF ALLEGIANCE

Board Member Bobby Hyman led in citing of the Pledge of Allegiance.

MISSION STATEMENT

Board Member Harry Huberth read the Moore County Mission Statement.

PUBLIC COMMENT PERIOD

There was no public comment.

APPROVAL OF THE CONSENT AGENDA

- A. Approval of Meeting Agenda
- B. Approval of Minutes of December 6, 2018
- C. Consideration of Abstentions

Board Member Harry Huberth requested a correction to be made to the December 6, 2018 minutes to include his motion of Public Hearing #6, motion #2 to include language regarding revisiting storm drainage options for future review. Harry Huberth proceeded to make a motion to approve the consent agenda with the intent to modify the minutes as requested. Upon further review of the December 6, 2018 meeting video minutes were

updated to reflect the motion omission on the minutes. The motion was seconded by Board Member John Cook and the motion passed unanimously (6-0).

PUBLIC HEARING

Public Hearing #1 – Conditional Use Permit Request Home Occupation Level 2 Farm Equipment Repair Shop-Theresa Thompson

Planning Supervisor Theresa Thompson presented a request by John Creech for a Conditional Use Permit for a Farm Equipment Repair Shop located at 419 Ellis Ln., West End, NC owned by Betty Shaw per Deed Book 553, Page 893.

Mrs. Thompson went over the item within the packet pointing out the Conditional Use would be for a Level 2 Home Occupation which is allowed in the Rural Agricultural-5 (RA-5) zoning district. Mrs. Thompson explained to the board the definition of Home Occupation as defined in the County's Unified Development Ordinance (UDO).

The property is located adjacent to the Town limits of Taylortown, adjacent land uses include single family residential and undeveloped property. The applicant plans on developing a 40x60 foot workshop on the property as illustrated on the site plan within the packet. The applicant has agreed all specific use standards will be met as specified in the UDO and inspected by county staff to ensure these are met before a Certificate of Occupancy is issued. Specific standards include:

- All repairs and service activity excluding washing will be conducted entirely inside the fully enclosed building.
- There will be a maximum of ten (10) inoperable vehicles stored outside, which will be located in the area identified as parking as illustrated on the site plan within the packet.
- The proposed workshop will be approximately 210 feet from the front property line, 70 feet from the side property line and 160 feet from the rear property line.

The applicant has requested a two year vested rights approval which requires the applicant to receive a zoning permit within the two (2) years upon Conditional Use Permit approval or the permit becomes null and void.

Vice Chairman Garrison opened the Public Hearing; the following people have signed up to speak on behalf to the request.

- Herman Self located at 109 Scaleybark Ct., West End NC spoke against the request having the following concerns regarding public health and safety. Mr. Self is concerned about the increased traffic and the amount of dust the traffic will stir up. The type of gravel and sand located on Ellis Ln. creates silica and can cause a potential lung hazard called Silicosis. Mr. Self is unsure how much silica it would take to cause this health concern.

- William Gunter located at 107 Scaleybark Ct. Taylortown NC spoke against the request with the following concerns in regard to the proposed building location to the property line. Mr. Gunter is concerned about the noise that may be created as well as the increased traffic to Ellis Ln. that is a private road not meant to take the increased traffic. Mr. Gunter is concerned about the amount of dust that may be created by a big truck driving down the road.
- Gregg Currie located at 524 Ellis Ln. West End NC spoke against the request with concern of the amount of traffic that will increase on the road. Mr. Currie and one other property owner currently maintain Ellis Ln. with no assistance from the other property owners.
- Mike Hopkins located at 500 Ellis Ln. West End NC spoke against the request with the following concerns. Mr. Hopkins is concerned about the road however feels the amount of contaminants spilt on the ground can cause issues to the ground water. Mr. Hopkins has concerns regarding noise caused by an air impact wrench that will be used when working on tractors that can be heard from his house, he is also concerned about the view of a metal building that will be in view of his home. Mr. Hopkins is one of the two residents that maintain the road and is concerned about the extra traffic.
- Rebecca Hopkins located at 500 Ellis Ln. West End NC spoke against the request with the following concerns. Mrs. Hopkins is concerned about the road condition, size of the commercial building that will be placed on the property as well as noise generated by this business. Mrs. Hopkins provided pictures for the board to review attached as Exhibit A.
- Debra Barber located at 105 Scaleybark Ct. West End NC spoke against the request agreeing with her neighbors' comments and concerns adding that her home is the closest and does not want this in her back yard.

The applicant John Creech did not sign up to speak however was asked upon the chair if he had any comments.

- John Creech located at 15 McLean Rd. Pinehurst NC informed the board his business was given to him by his father years ago, he is currently working on tractors for a living. Mr. Creech would like to have a place of his own to work on tractors and make a living to support his family. Mr. Creech mentioned he would help with the road maintenance as he does have the means to help maintain the road.

Board Member Huberth inquired if Mr. Creech would have employees that would work on site which could potentially increase traffic on the road, Mr. Huberth also inquired about the hours of operation. Mr. Creech mentioned he would not have employees and most of the time would be working 8-5 adding most of his work being in the field. He added approximately 3 hours a day would be in his shop so noise would be limited and may not be heard on the outside. Mr. Huberth confirmed with Mr. Creech he would assist with road maintenance and recommended a road maintenance agreement between neighbors. Mr. Creech agreed he would assist with the road maintenance as he does have

a tractor to assist. Mr. Creech also commented the amount of traffic would be limited as most of his work would be in the field.

William Gunter located at 107 Scaleybark Ct. Taylortown NC approached the podium who spoke against the request asking the Planning Board to consider the future of Moore County and if commercial is allowed in the area what happens if future request are received.

Vice Chair Garrison explained this is a Conditional Use Permit request for this specific property and if future request come forth they would have to go through the same process and any future request would be on a case by case situation.

Board Member Huberth explained the Conditional Use would be tied to a tractor repair shop and would not apply to other commercial uses.

Rebecca Hopkins located at 500 Ellis Ln. West End NC approached the podium who spoke against the request inquired what would happen if Mr. Creech business should grow and he should have employees. Mrs. Hopkins is concerned the amount of noise that might be created by having employees. Mrs. Hopkins is also concerned about the size of building and how it would affect future home values.

Board Member Cook inquired if Mr. Creech would live on the property. Mr. Creech confirmed he would live on the property.

With no further discussion or Public Comment Vice Chairman Garrison closed the public hearing.

Board Member Huberth made a motion to recommend approval to the Moore County Board of Commissioners of the Conditional Use Permit for a Home Occupation Level 2 Farm Equipment Repair Shop located at 419 Ellis Lane in West End.

Before any board members seconded the motion Mrs. Thompson mentioned the two (2) conditions Mr. Creech put in place, work hours would be 8-5 Monday through Friday with no employees.

Mr. Creech confirmed he has agreed to these conditions.

Board Member Huberth modified his motion to recommend approval to the Moore County Board of Commissioners of the Conditional Use Permit for a Home Occupation Level 2 Farm Equipment Repair Shop located at 419 Ellis Lane in West End with the following conditions, hours of operation will be Monday through Friday 8-5 having no employees. The motion was seconded by Board Member John Matthews; the motion passed unanimously 5-1, Matthew Bradley opposed.

PLANNING DEPARTMENT REPORTS

Planning Director Debra Ensminger informed the board regarding a staff update. Darya Cowick has moved to South Carolina and is no longer with the county.

Ms. Ensminger provided an updated to the board regarding the approved items brought to the December Planning Board informing them that the West End School item has been pulled from the Board of Commissioners agenda and will not move forward at this time.

BOARD COMMENT PERIOD

Board Member Bradley inquired what would be the best way to impose a condition. Ms. Ensminger explained the applicant would have to agree to any conditions that are requested as we cannot impose conditions if they do not agree to them, the only thing the applicant is required to meet are the ordinance requirements.

Board Member Huberth inquired if there was any way the county could enforce the use of a road maintenance agreement between the homeowners. Ms. Ensminger explained even if there was a road maintenance agreement between the homeowners this would not be something the county could enforce and if there were issues between the homeowners not upholding the agreement it would be more of a civil matter.

Board Member Bradley inquired if a board member made a motion to deny a request explaining why their reasoning for denial did not meet the four findings of fact could a request be denied on that reasoning. Ms. Ensminger explained as long as the reasoning was based on fact and not opinion it could be denied.

ADJOURNMENT

With no further comments Board Member Bobby Hyman made a motion to adjourn the January 3, 2019 regular meeting. The motion was seconded by Board Member John Cook and the motion passed unanimously 6-0.

Respectfully submitted by,

Stephanie Cormack



"EXHIBIT A"



Potholes and unevenness of the road is a constant problem



This is at beginning of road, constant problem from storms and traffic



House partially obscured by trees (property)



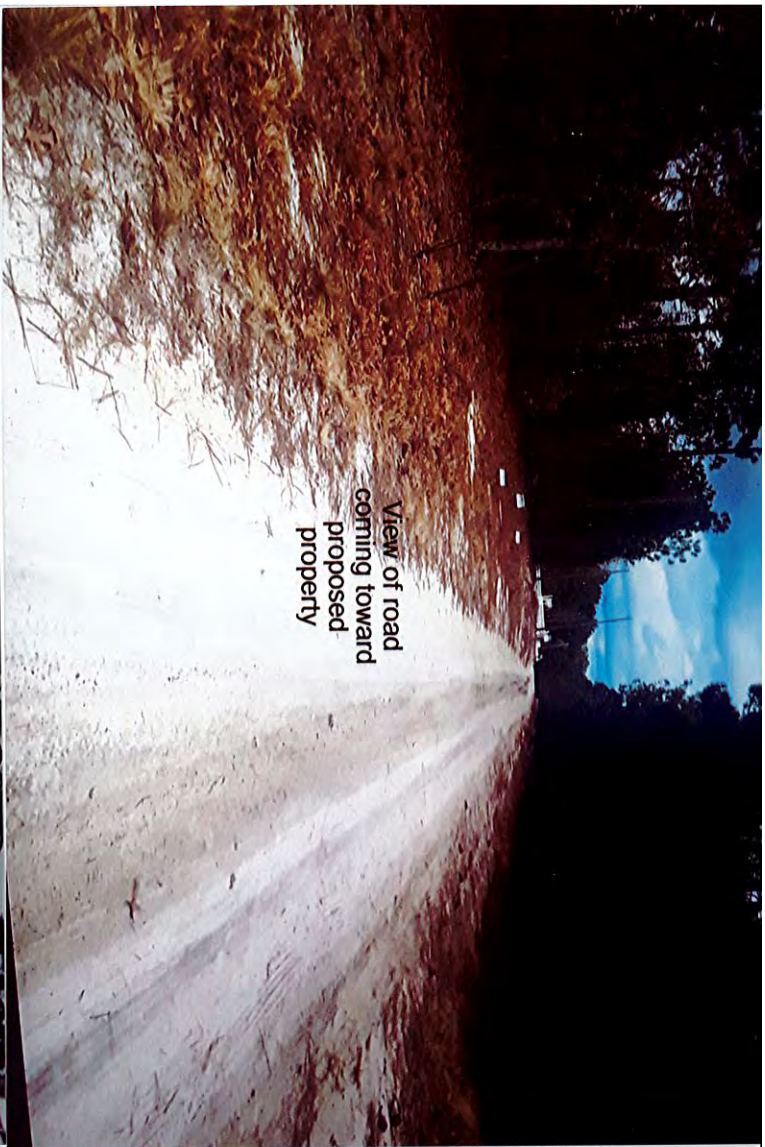
House size (approx. 1500 sq. ft.)



How part of road that always is an issue after rain storms, drainage issues



House directly across the house being proposed changes



View of road
coming toward
proposed
property

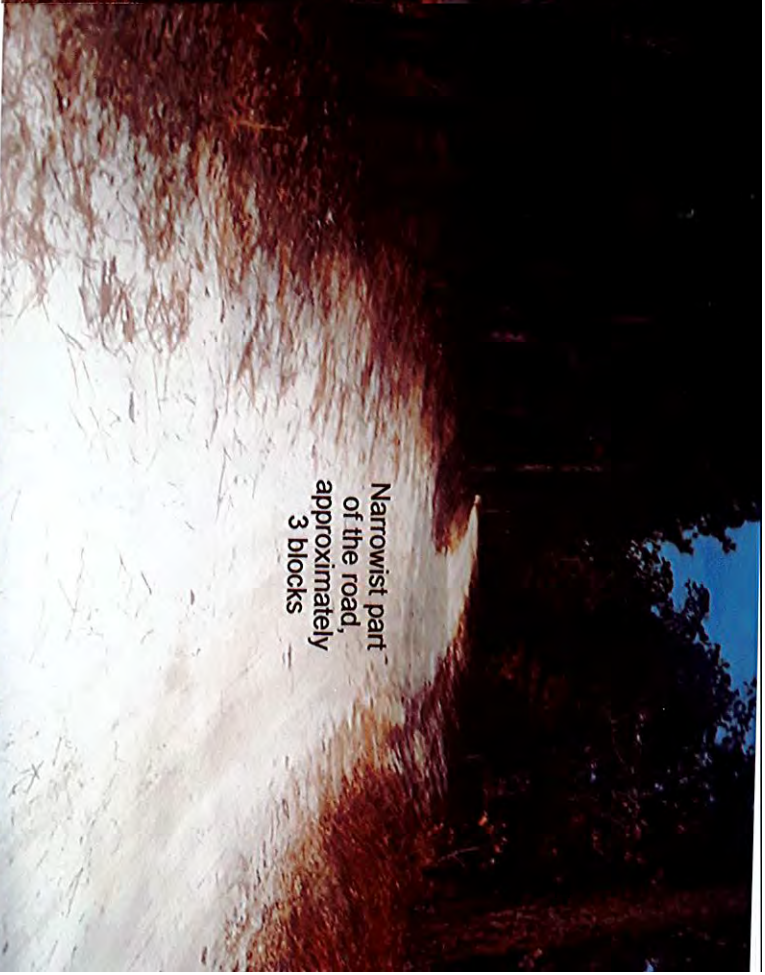


View past
proposed
property



View going
towards end of
road





Narrowest part
of the road,
approximately
3 blocks



Residential
houses across
from proposed
property



House directly across purposed driveway

Another house across proposed property behind island cypress trees

Moore County
Public Hearing
910-947-5010



MEMORANDUM TO THE PLANNING BOARD

FROM: Debra Ensminger
Planning & Transportation Director

DATE: January 8, 2019

SUBJECT: Conditional Rezoning Request: Rural Agricultural (RA) to
Neighborhood Business Conditional Zoning (B-1-CZ)

PRESENTER: Theresa Thompson

REQUEST

Moore County Schools is requesting Conditional Rezoning from Rural Agricultural (RA) to Neighborhood Business Conditional Zoning (B-1-CZ) for a building addition to North Moore High School, for an auxiliary gym, classrooms, and bathrooms, of an approximate 48.93 acre parcel, located at 1504 North Moore Road, Robbins, owned by Moore County Board of Education, per Deed Book 273, Page 479.

This case was properly advertised, public hearing sign posted on the property, and all adjacent property owners were notified.

BACKGROUND

The property is currently a high school. Adjacent properties include single family residential, a church, and undeveloped.

COMMUNITY MEETING

The community meeting was conducted at the North Moore High School on January 25, 2019 between 6:00pm and 7:00pm. Adjacent properties were notified by certified return receipt mail, sent on January 14, 2019 Please refer to the attached report for more details.

CONDITIONAL ZONING (CZ)

Conditional rezoning affords a degree of certainty in land use decisions not possible when rezoning to a general category allowing many different uses. A Conditional Zoning District is a floating zoning district created only at the request of a property owner, through the legislative rezoning process. Uses which may be considered for a conditional zoning district are restricted to those uses listed in the corresponding general zoning district. All development shall follow the specific use standards contained in the Moore County Unified Development Ordinance (UDO). Either the property owner or the Board of Commissioners may propose specific conditions (Planning Board may recommend conditions) but only those conditions mutually agreed upon to the owner and Board of Commissioners can be imposed.

ZONING DISTRICT COMPATIBILITY

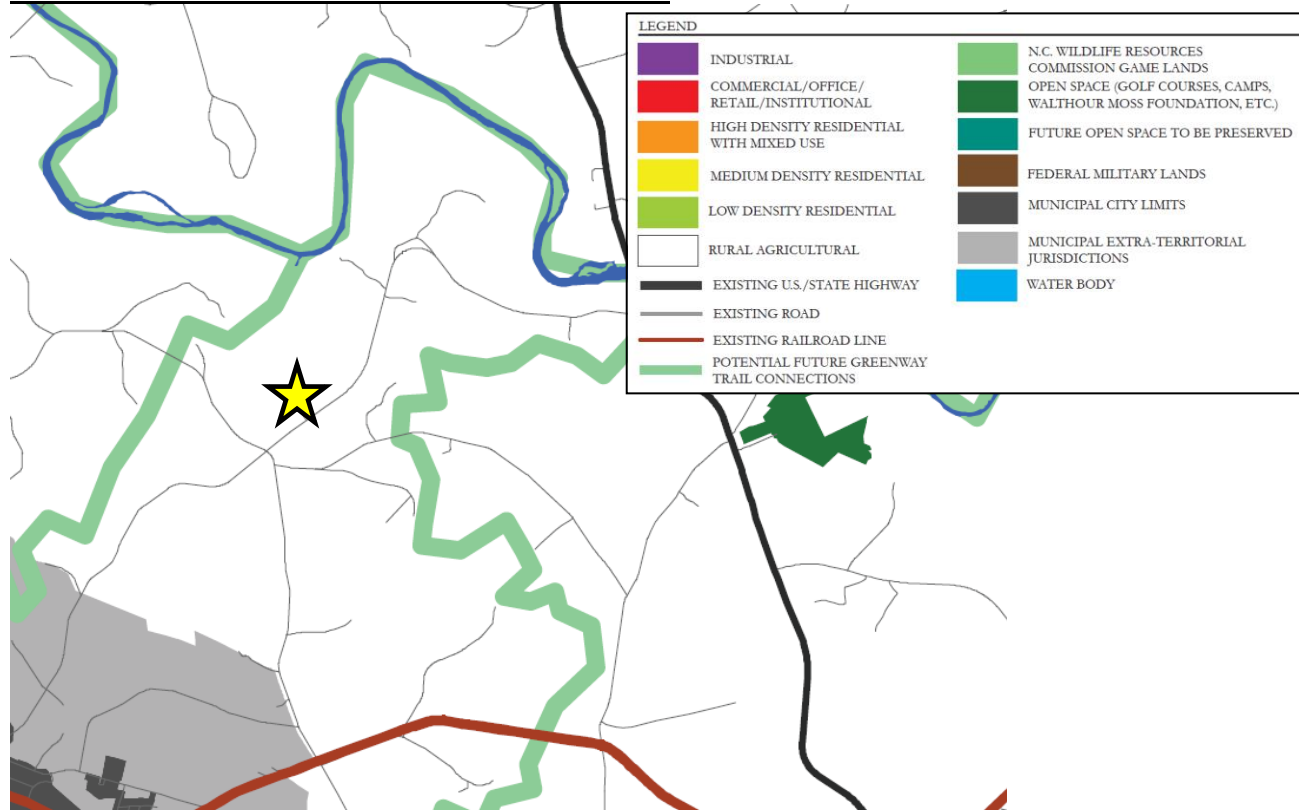
The requested zoning to Neighborhood Business (B-1-CZ) for a school addition will place compatible uses within the area. The surrounding area is zoned Rural Agricultural (RA). The Rural Agricultural (RA) District is intended to encourage the continuance of agricultural uses as well as to ensure that residential development of appropriate intensities that area consonant with the suitability of land, availability of public services, and that are compatible with surrounding development, will occur at appropriate densities to provide a healthful environment. The RA District is also intended to accommodate rural commercial activities where the use of site specific development plans, individualized development conditions, vegetative buffers, larger lots, and the compatibility of adjacent land uses are considered to provide suitable locations for rural commerce and other rural activities.

CONSISTENCY WITH THE 2013 MOORE COUNTY LAND USE PLAN

The site has a Rural Agricultural Land Use Classification. The requested zoning to Neighborhood Business (B1 –CZ) is in general compatibility with the Rural Agricultural Land Use Classification. The Land Use Plan states the primary use of the Rural Agricultural Land Use Classification is to support rural residential life associated with agricultural uses and other rural activities. The requested rezoning to Neighborhood Business Conditional Zoning District (B-1 CZ) for a school addition is consistent with rural activities.

The rezoning request is also consistent with several goals as included in the attached Land Use Plan Consistency Statement, including: Action 1.8.8: Support and promote infill development that will optimize the use of existing infrastructure; Action 3.1.2: Encourage non-residential development to locate near major transportation routes and areas served by adequate water, sewer, natural gas, broadband, and electric power.

MOORE COUNTY FUTURE LAND USE MAP



APPLICATION REVIEW COMMENTS

The proposed site plan meets all Unified Development Ordinance requirements.

ADDITIONAL CONDITIONS

Per NCGS 153A-342(B), conditions and site-specific standards shall be limited to those that address the conformance of development and use of the site to County ordinances and officially adopted plans and those that address the impacts reasonably expected to be generated by the development or use of the site.

RECOMMENDATION

Staff recommends the Moore County Planning Board make two separate motions:

Motion #1: Make a motion to adopt or deny the attached Land Use Plan Consistency Statement. As specified in the Land Use Plan Consistency Statement, a declaration of approval is also deemed an amendment to the Land Use Plan.

Motion #2: Make a motion to recommend approval or denial to the Moore County Board of Commissioners the Conditional Rezoning request from Rural Agricultural (RA) to Neighborhood Business Conditional District (B-1-CZ) for a building addition to North Moore High School, for a gym and classrooms, on a 48.93 acre parcel, located at 1504 North Moore Road, Robbins, NC.

ATTACHMENTS

- Pictures of Property and Adjacent Properties
- Vicinity Map
- Land Use Map
- Rezoning Map
- Submitted Conditional Rezoning Application
- Submitted Site Specific Development Plan
- Planning Board Consistency Statement – Approval
- Planning Board Consistency Statement – Denial
- Community Meeting Report
- Deed Book 273, Page 479
- Special Warranty Deed

View of subject property from North Moore Road



Adjacent property – 1594 N Moore Road – Moore County EMS, North Moore Base



Adjacent property – 1564 N Moore Road



Adjacent property – 1412 N Moore Road



Adjacent property – 1391 N Moore Road – Greenhouse Business, residence



View across N Moore Rd from subject property, Church



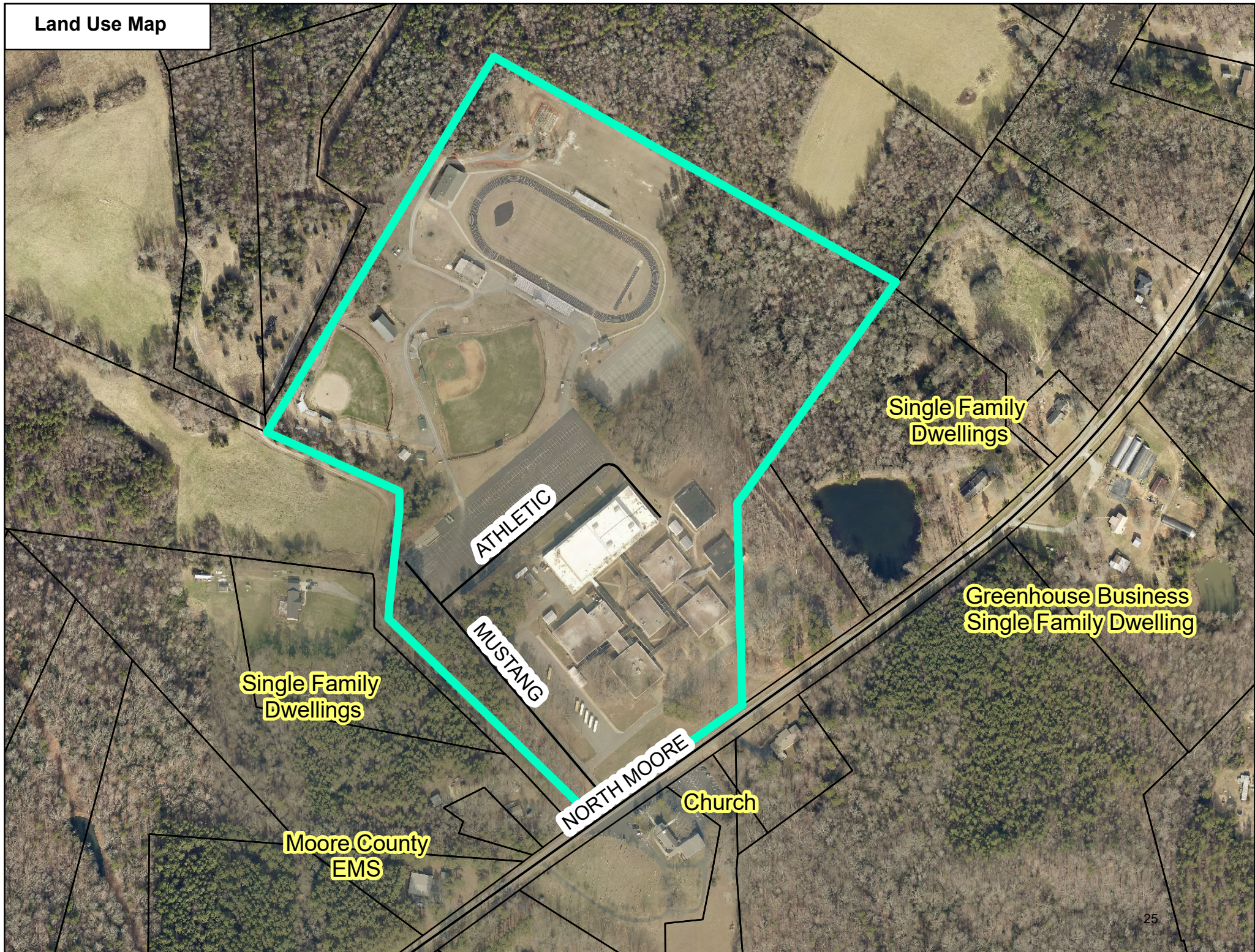
Vicinity Map

The map shows the following streets and landmarks:

- Streets:** Howard Mill, Reynolds Mill, Colin, Maness, Hussey, Clay, North Moore, Green, Cheek, Wilson, Calvin, River, Welch, Trivett, Cool Springs, Nalls, Hinson, Putnam Church, Putnam-Glendon, Herbie, Ritter, Spence, Borden, Lonnie, Atlantic, Bellview, Carter, Cheyenne, Elm, Plank, Hemp Street, Flint Hill Church, Cockman, Hall, Marley, Crabtree, NC 22, Kelly Plantation, Noah, NC 705, NC 24-27, Sunset, Spies, Fentress, Leaman, Baxter, NC 705, Talc Mine, Flint Hill Church, Cockman, Hall, Marley, Crabtree, NC 22, Kelly Plantation, Noah, NC 705, NC 24-27, Sunset, Spies, Fentress, Leaman, Baxter, NC 705, Talc Mine.
- Landmarks:** Robbins (shaded area), North Moore (red circle).

Robbins

Land Use Map



RA

Shaded area requested
to be rezoned to B-1-CZ

NORTH MOORE

YELLOW POPLAR

County of Moore Planning and Transportation



Inspections/Permitting: (910) 947-2221
Planning: (910) 947-5010
Transportation: (910) 947-3389

Conditional Rezoning Application

Application Date: 11/20/18			
Address of Property: 1504 N. MOORE ROAD, ROBBINS, NC 27325			
Applicant: MOORE COUNTY SCHOOLS			Phone: 910.947.2976
Applicant Address: 5277 HWY 15-501 SOUTH, PO BOX 1170	City: CARTHAGE	St: NC	Zip: 28327
Owner: MOORE COUNTY BOARD OF EDUCATION			Phone: 910.947.2976
Owner Address: 5277 HWY 15-501 SOUTH, PO BOX 1170	City: CARTHAGE	St: NC	Zip: 28327
Current Zoning District: RA	Proposed Zoning District: CONDITIONAL B-1		
Current Use(s): SCHOOL	Proposed Use(s): SCHOOL		
<p>Proposed rules, regulations, condition(s) for the proposed district that address the impacts expected to be generated by the development or use of the site:</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>			
<p>Statement of reasonableness of the proposed conditional zoning. The statement shall include, but not be limited to the following:</p> <ol style="list-style-type: none"> 1. The conditional rezoning compatibility with the County Land Use Plan and other adopted plans of the County. 2. The conditional rezoning compatibility with the existing land uses on abutting and neighboring tracts. 3. The benefits and detriments of the conditional rezoning for the subject property, neighboring properties and the surrounding community. 			
1. THE SCHOOL IS EXISTING AND PRE-OATES COUNTY ZONING.			
2. THE SCHOOL IS EXISTING AND IS COMPATIBLE WITH ADJACENT LAND USES. THE PROPOSED IMPROVEMENTS WILL REMOVE EXISTING MOBILE UNITS AND REPLACE THEM WITH A PERMANENT STRUCTURE.			
3. THE PROPOSED IMPROVEMENTS WILL BENEFIT THE STUDENT BODY AND PROVIDE FOR A MORE AESTHETICALLY PLEASING CAMPUS.			

I (We), the undersigned, certify that all statements furnished in this application are true to the best of my (our) knowledge, and do hereby agree to follow all reasonable requests or information as designated by the County of Moore Zoning Administrator.



Applicant/Owner Signature

12/18/2018

Date

Applicant/Owner Signature

Date

Office Use Only:

PAR ID: _____

Received By

Date

R:\10742262-North_Moore_HS\DWG\Sheet\Exhibit\Rezoning Sheets\C1.0-OVRL.dwg | Plotted on 1/15/2019 3:38 PM | by Jacob Moore

SITE DATA

1.

TYPE OF SUBMITTAL:

REZONING
2.

PIN #:

8632-0055-1808
3.

PARCEL ID NUMBER:

00004597
4.

ADDRESS:

1504 NORTH MOORE ROAD,
ROBBINS, NC 27325
5.

EXISTING ZONING:

RA
6.

PROPOSED ZONING:

B-1
7.

ADJACENT ZONING:

RA
8.

PROPOSED USE:

EDUCATIONAL
9.

ADJACENT USE:

RESIDENTIAL, AGRICULTURAL
10.

DEED BOOK REFERENCE:

DB 273 - PG 479
11.

PROPOSED BUA:

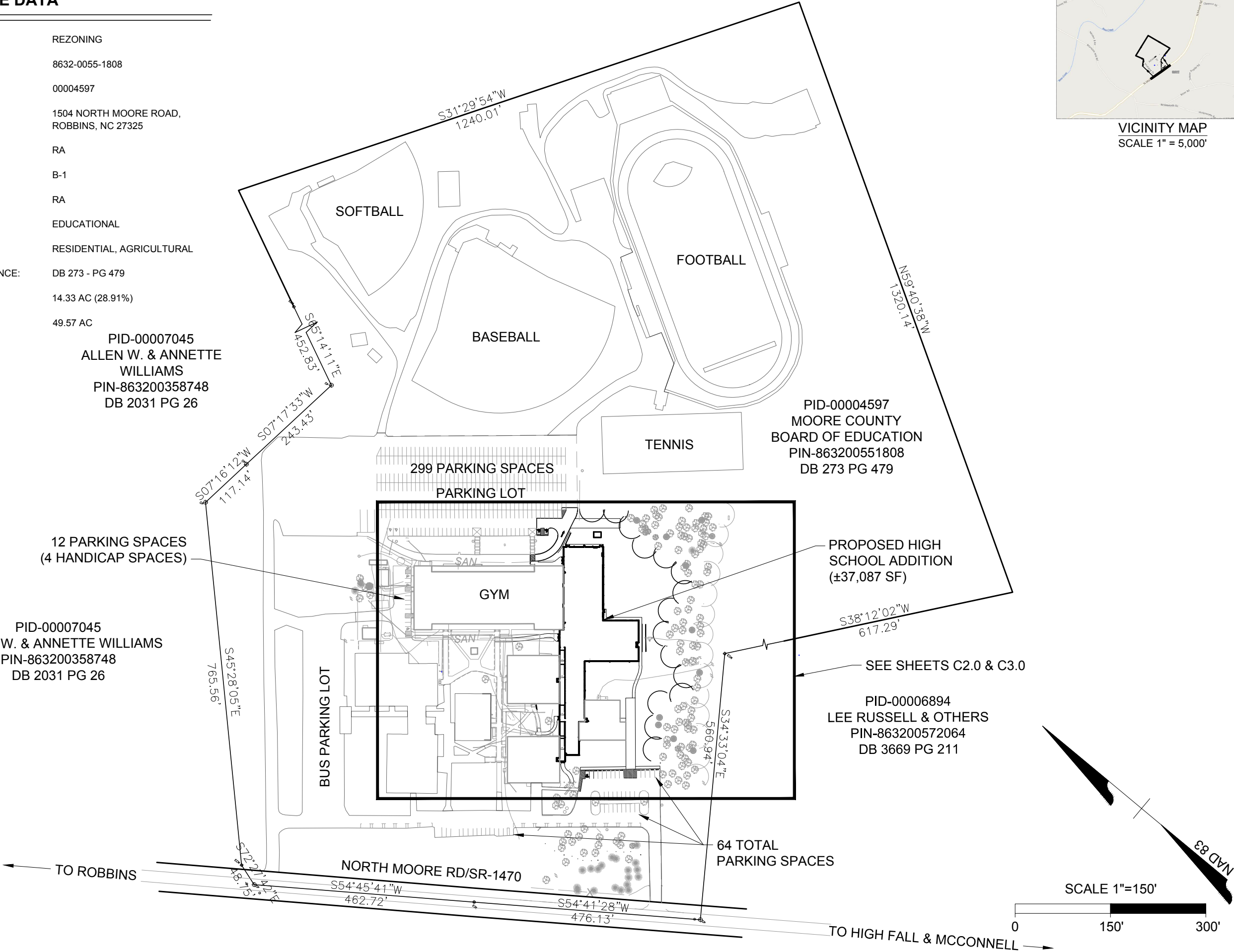
14.33 AC (28.91%)
12.

PARCEL LOT AREA:

49.57 AC

PID-00007045
ALLEN W. & ANNETTE
WILLIAMS
PIN-863200358748
DB 2031 PG 26

PID-00007045
ALLEN W. & ANNETTE WILLIAMS
PIN-863200358748
DB 2031 PG 26



VICINITY MAP
SCALE 1" = 5,000'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652
NORTH MOORE HIGH SCHOOL
MOORE COUNTY - NORTH CAROLINA
OVERALL SITE PLAN

JOB NO.
42262
SHEET NO.
C1.0

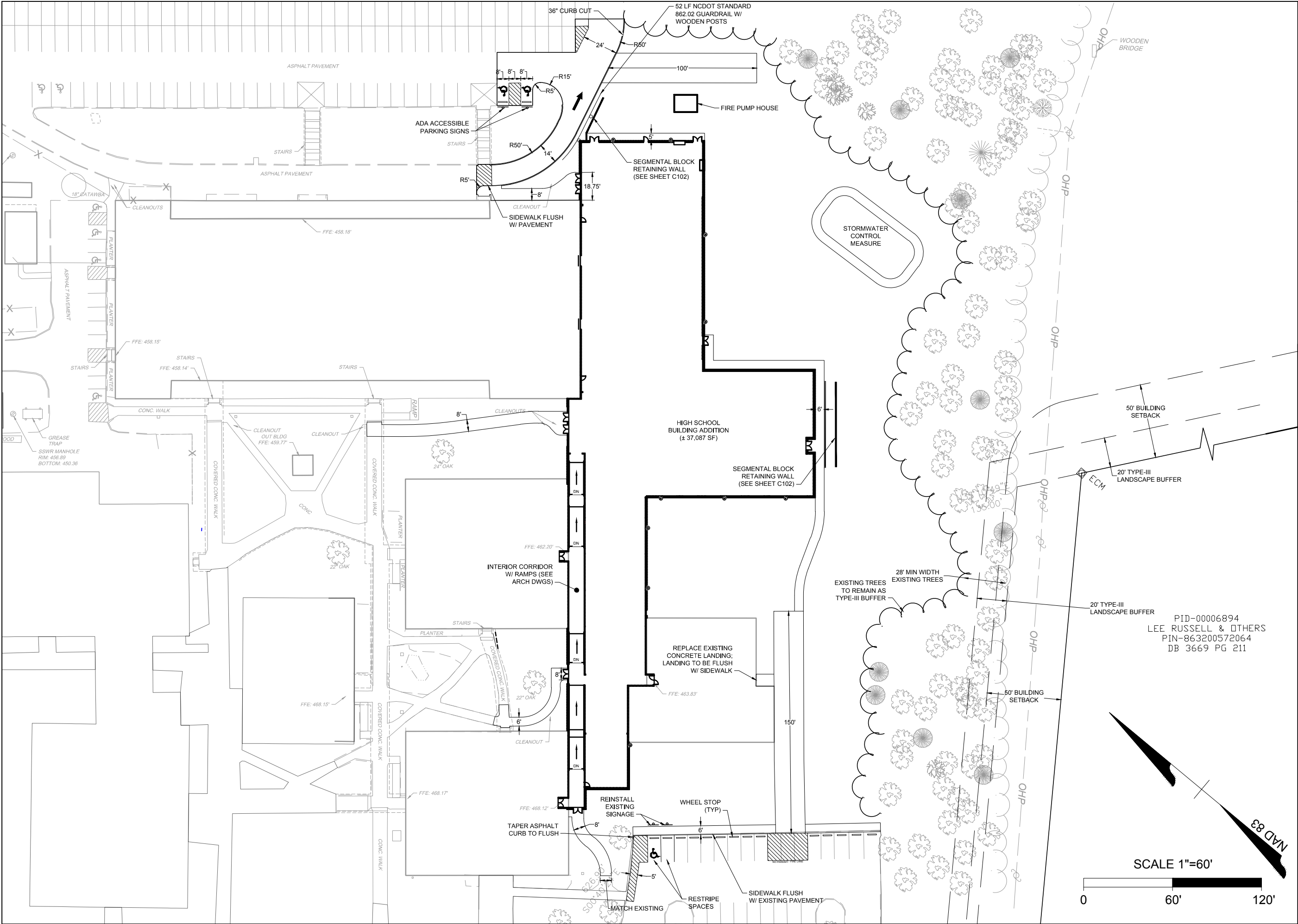
THIS DRAWING PREPARED AT THE
GREENSBORO OFFICE
8642 W. Market Street Suite 136 | Greensboro, NC 27409
TEL 336.662.0411 FAX 336.662.0420 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	
DATE	
01/15/2019	
DRAWN BY	J. MOORE
DESIGNED BY	J. MOORE
CHECKED BY	A. CARROLL
SCALE	1" = 200'

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

R:\10742262-North_Moore_HS\DWG\Sheet\Exhibit\Rezoning Sheets\C2.0-SITE.dwg | Plotted on 1/15/2019 1:37 PM | by Jacob Moore



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GREENSBORO OFFICE
8642 W. Market Street Suite 136 | Greensboro, NC 27409
TEL 336.662.0411 FAX 336.662.0420 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE	DESCRIPTION
01/15/2019	

DRAWN BY
J. MOORE

DESIGNED BY
J. MOORE

CHECKED BY
A. CARROLL

SCALE
1" = 60'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

NORTH MOORE HIGH SCHOOL

MOORE COUNTY - NORTH CAROLINA

SITE LAYOUT PLAN

JOB NO.
42262


SHEET NO.
C2.0

30

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PID-00006894
LEE RUSSELL & OTHERS
PIN-863200572064
DB 3669 PG 211

YOUR VISION ACHIEVED THROUGH OURS.



DESIGNED BY <i>J. MOORE</i>
CHECKED BY <i>A. CARROLL</i>
SCALE <i>1" = 60'</i>

MONS GROU
NORTH CAROLINA LICENSE NO. C-1652

NORTH MOORE HIGH SCHOOL
MOORE COUNTY - NORTH CAROLINA

DEMOLITION PLAN

JOB NO.
42262

SHEET NO.
C3.0

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CONSTRUCTION DOCUMENTS

SUE DATE: Issue Date

REVISIONS

NO.	DATE
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MOORE COUNTY SCHOOLS
NORTH MOORE HIGH SCHOOL ADDITION & RENOVATIONS
1504 NORTH MOORE RD
ROBBINS, NC

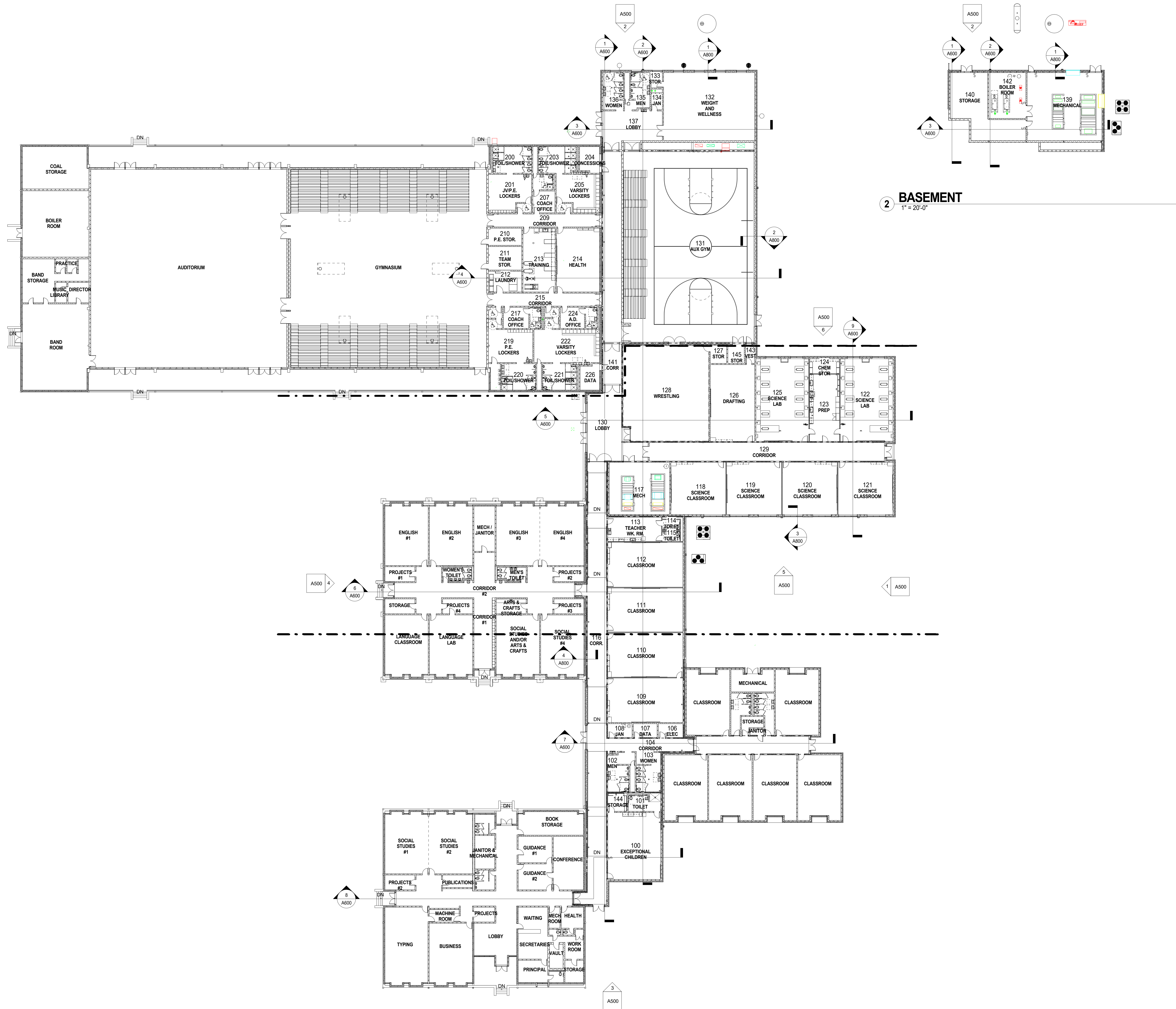


PROJECT NUMBER 1803

DOOR PLAN - OVERALL

ET NUMBER

A200



1 OVERALL FLOOR PLAN
1" = 20'-0"

CONSTRUCTION
DOCUMENTS

ISSUE DATE: Issue Date

REVISIONS

NO. DATE

MOORE COUNTY SCHOOLS
NORTH MOORE HIGH SCHOOL ADDITION & RENOVATIONS
1504 NORTH MOORE RD
ROBBINS, NC

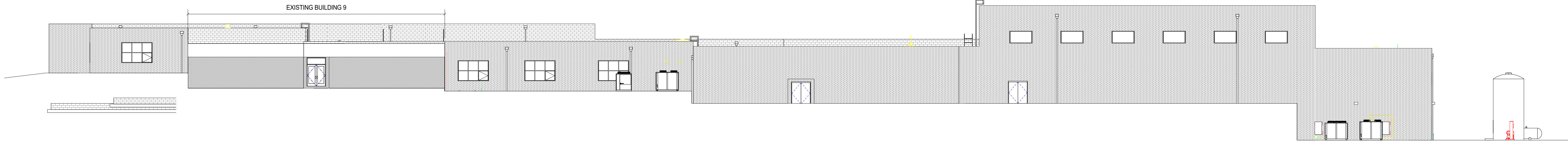


PROJECT NUMBER 1803

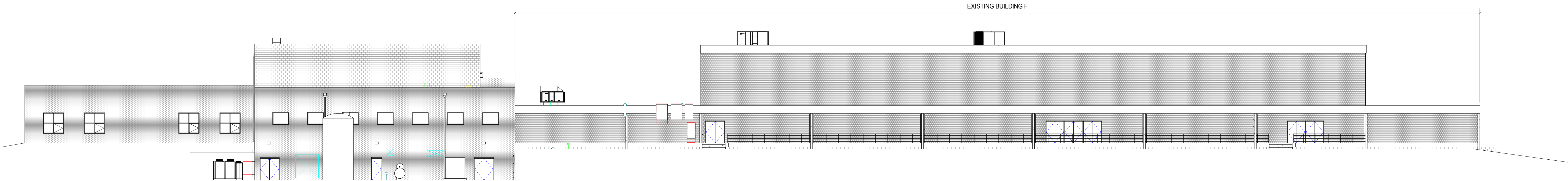
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER

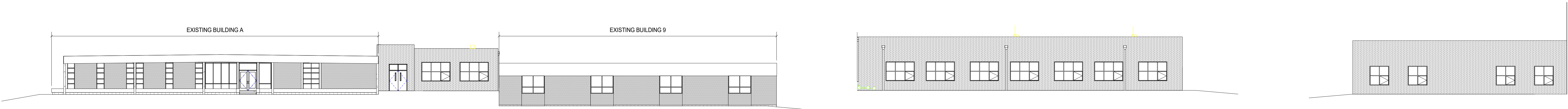
A500



1 NORTHEAST ELEVATION
1/16" = 1'-0"



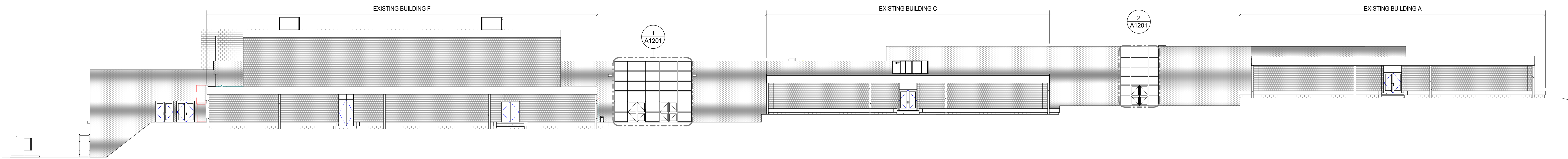
2 NORTHWEST ELEVATION
1/16" = 1'-0"



3 SOUTHEAST ELEVATION
1/16" = 1'-0"

5 ELEVATION @ SCIENCE WING
1/16" = 1'-0"

6 ELEVATION AT SCIENCE WING
1/16" = 1'-0"



4 SOUTHWEST ELEVATION
1/16" = 1'-0"

CONSTRUCTION
DOCUMENTS

ISSUE DATE: Issue Date

REVISIONS

NO. DATE

MOORE COUNTY SCHOOLS
NORTH MOORE HIGH SCHOOL ADDITION & RENOVATIONS
1504 NORTH MOORE RD
ROBBINS, NC

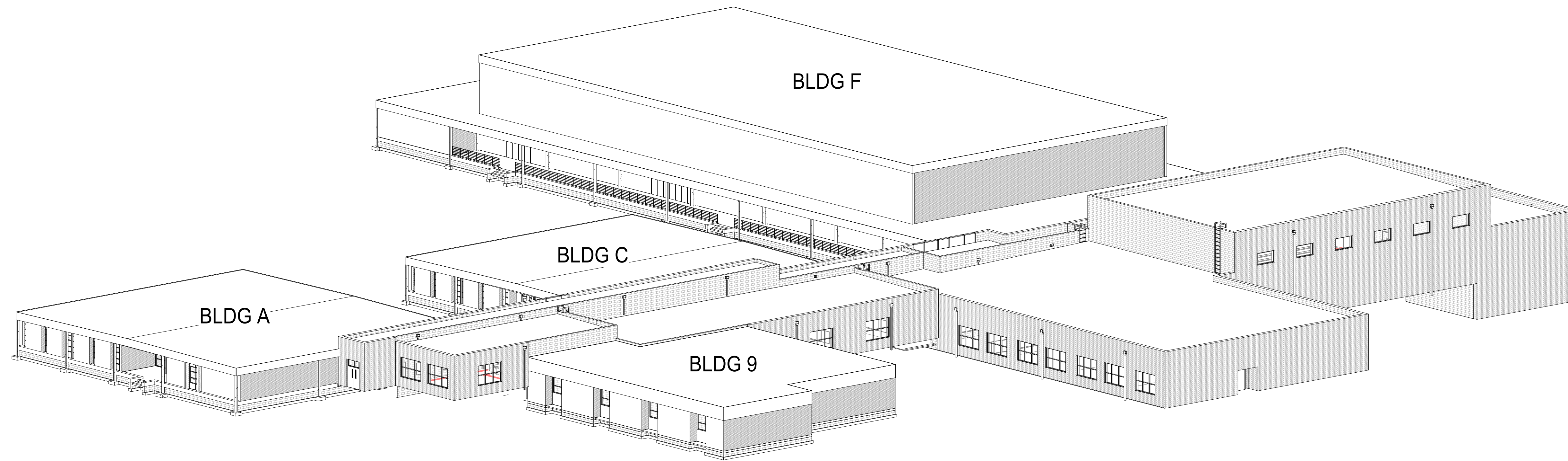


PROJECT NUMBER 1803

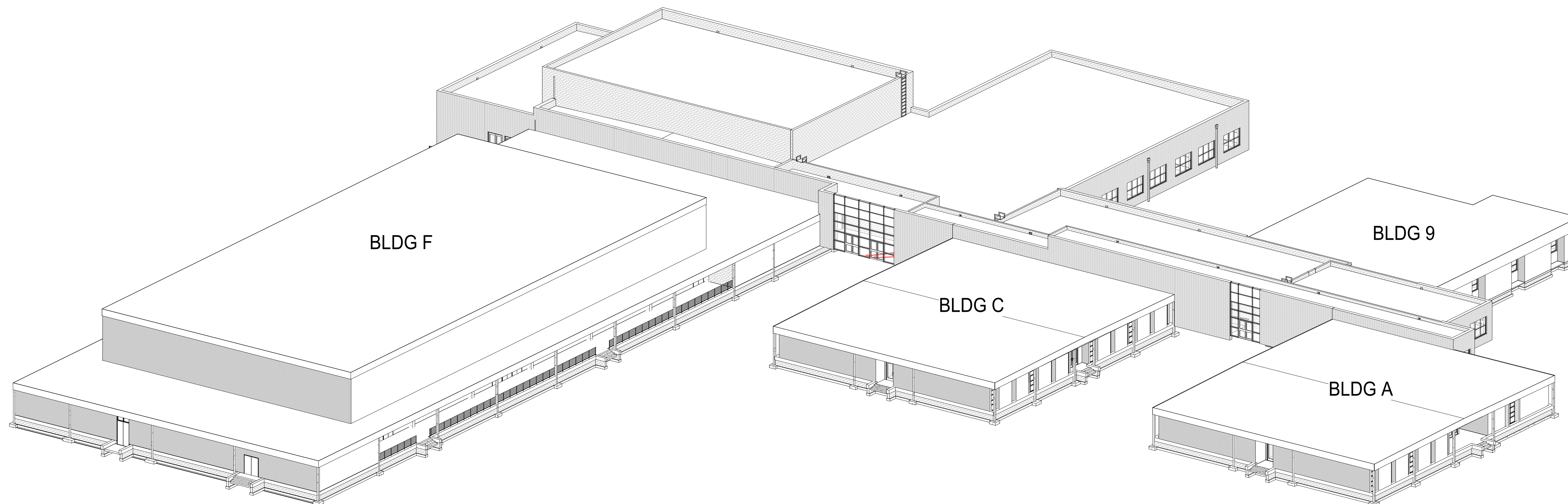
SHEET TITLE
ISOMETRIC VIEWS

SHEET NUMBER

AS101



2 ISOMETRIC VIEW - SOUTHEAST



1 ISOMETRIC VIEW - NORTHWEST

Moore County Planning Board
Land Use Plan Consistency Statement
Conditional Use Rezoning Request
Rural Agricultural (RA) to Neighborhood Business (B-1-CZ)

The Moore County Planning Board finds that:

1. The rezoning request is consistent with the following goals as listed in the 2013 Moore County Land Use Plan:

Goal 1: Preserve and Protect the Ambiance and Heritage of the County of Moore (inclusive of areas around the municipalities)

- Action 1.8.8: Support and promote infill development that will optimize the use of existing infrastructure.

Goal 3: Optimize the Uses of Land Within the County of Moore

- Action 3.1.2: Encourage non-residential development to locate near major transportation routes and areas served by adequate water, sewer, natural gas, broadband, and electric power.

2. The rezoning request is reasonable and in the public interest considering the property is located adjacent to an existing major highway, has access to public water, and is in close proximity to the Town of Robbins providing practicality, easy access, and reduced travel times to the nearby town.

Therefore, the Moore County Planning Board recommends **APPROVAL** of the Conditional Rezoning request from Rural Agricultural (RA) to Neighborhood Business Conditional District (B-1-CZ) of an approximate 48.93 acre parcel, located at 1504 North Moore Road, Robbins and owned by Moore County Board of Education, per Deed Book 273, Page 479.

Eddie Nobles, Chair
Moore County Planning Board

Date

Moore County Planning Board
Land Use Plan Consistency Statement
Conditional Use Rezoning Request
Rural Agricultural (RA) to Neighborhood Business (B-1-CZ)

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- Action 1.8.8: Support and promote infill development that will optimize the use of existing infrastructure.

Goal 3: Optimize the Uses of Land Within the County of Moore

- Action 3.1.2: Encourage non-residential development to locate near major transportation routes and areas served by adequate water, sewer, natural gas, broadband, and electric power.

2. The proposed rezoning is not reasonable and not in the public interest because the proposed rezoning will have an unreasonable impact on the surrounding community.

Therefore, the Moore County Planning Board recommends **DENIAL** of the Conditional Rezoning request from Rural Agricultural (RA) to Neighborhood Business Conditional District (B-1-CZ) of an approximate 48.93 acre parcel, located at 1504 North Moore Road, Robbins and owned by Moore County Board of Education, per Deed Book 273, Page 479.

Eddie Nobles, Chair
Moore County Planning Board

Date

COMMUNITY MEETING REPORT
FRIDAY, JANUARY 25, 2019 6-7PM
NORTH MOORE HIGH SCHOOL – 1504 N MOORE RD, ROBBINS

Community Members Present:

Principal Jenny Purvis, Commissioner Otis Ritter, Jerry Russell, Darrell Williams

Applicant's Representative Present:

Roger Leeson, Moore County Schools

Planning Staff Present:

Theresa Thompson

Roger Leeson opened the meeting and presented the proposed site plan and additional drawings (attached). Mr. Leeson stated that the centerpiece of the project is to add the auxiliary gym adjacent to the existing gym. All mobile units will be removed. He stated the project will start in the Spring and will take 1 ½ years to complete.

Darrell Williams asked if the rezoning will affect the neighboring properties and community. Mr. Leeson explained that the rezoning will only affect the school's property. The rezoning to Neighborhood Business will make it possible for the school to have an addition. All of the adjacent properties will still be zoned Rural Agricultural.

Principal Jenny Purvis explained that having an auxiliary gym will keep children from having to practice so early in the morning or late in the evening and will be safer.

List of those notified of the Community Meeting (certified mailings to adjacent properties):

WILLIAMS, DARRELL C & LINDA A&	MOORE COUNTY BOARD OF EDUCATION
THOMPSON, ELAINE & OTHERS	RUSSELL, MONTIE MAE
PLEASANT HILL METHODIST CHURCH	UPCHURCH, LARRY V
WILLIAMS, ALLEN W	WELCH, JOHNNY BRYANT
NICODEMUS, BARBARA W &	RUSSELL, JERRY ALAN &

Attachments:

- Site plans presented at the Community Meeting

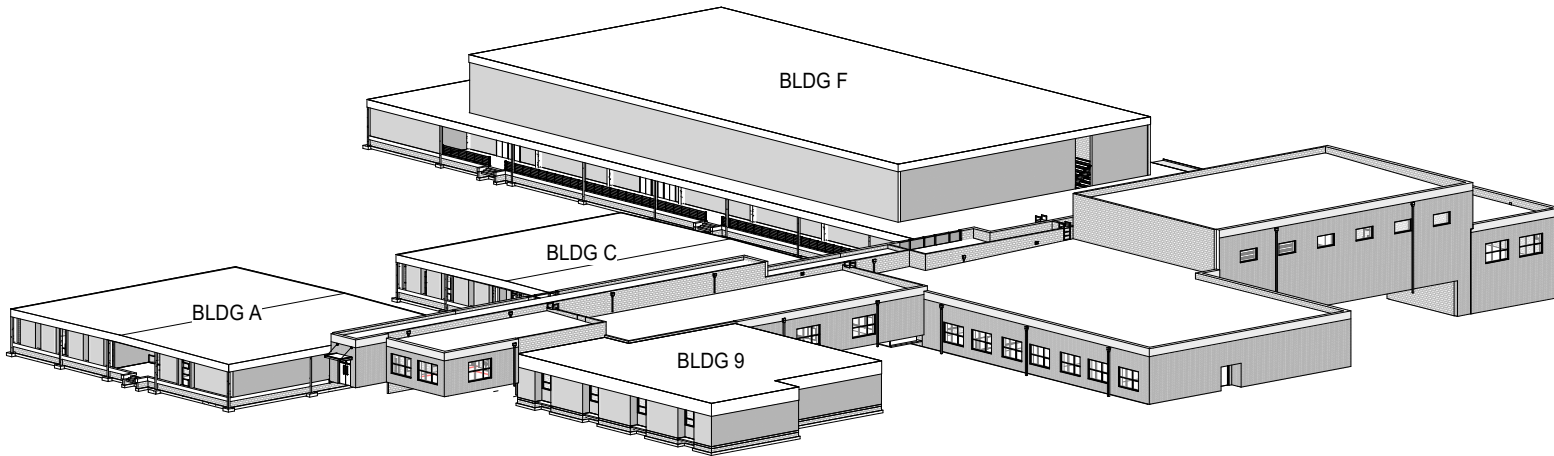
Submitted by,

Theresa Thompson

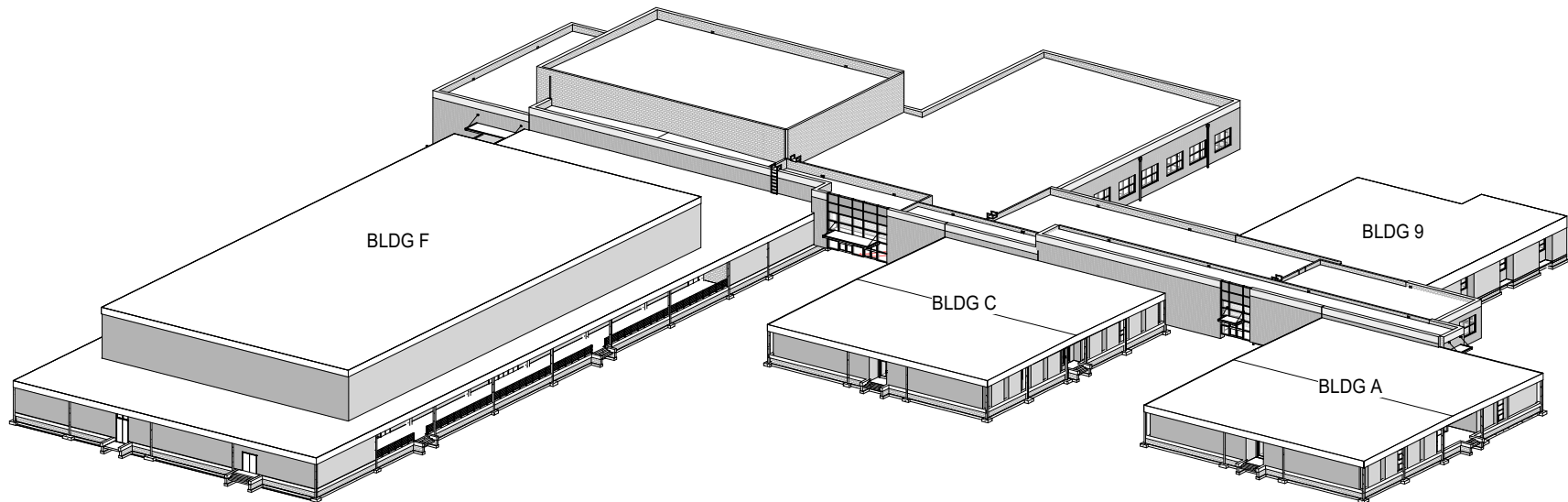
Planning Supervisor – Moore County Planning and Transportation







② ISOMETRIC VIEW - SOUTHEAST



① ISOMETRIC VIEW - NORTHWEST

NORTH CAROLINA

MOORE COUNTY

THIS DEED made this 25th day of July 1964, by and between ETTA JANE WILLIAMS, widow of QUINCEY A. WILLIAMS, deceased, of Moore County, State of North Carolina (hereinafter called "GRANTOR") and THE MOORE COUNTY BOARD OF EDUCATION, a body corporate of Moore County, North Carolina (hereinafter called "GRANTEE").

W I T N E S S E T H:

That for and in consideration of the sum of THREE THOUSAND NINE HUNDRED FIFTY THREE and 80/100 (\$3,953.80) DOLLARS, to the said GRANTOR paid by said GRANTEE, the receipt all of which is hereby acknowledged, the said GRANTOR has bargained, sold, granted and conveyed and by these presents does bargain, sell, grant and convey unto the said GRANTEE, its successors and assigns forever, all of that certain tract and parcel of land lying in Ritter's Township, Moore County, North Carolina, and more particularly described as follows:

BEGINNING at a corner of the schoolhouse lot purchased by The Moore County Board of Education from F. T. Brewer and wife under deed recorded in the Moore County Registry in Deed Book 249 on page 108, also a corner of the Quincey A. Williams 33 acre tract running thence as the dividing line between the schoolhouse lot and the said 33 acre tract South 660 feet to a stake on the South side of the Highfalls-Robbins public road, a corner of the Pleasant Hill Methodist Church lot, also a corner of the school lot and the 33 acre tract; running thence N. 68 deg. West 71 feet to a stake beside a big red oak; thence N. 43 deg. West 771.3 feet to a stake; thence North 8 deg. 30 min. East 360.5 feet to a stake in the line of the schoolhouse lot; thence as the line of the schoolhouse lot South 64 deg. East 616 feet to the point of the beginning, containing 7.46 acres more or less and being a part of a 33 acre tract described and conveyed in a deed from Hayes Powers and wife Blanche Powers to Quincey A. Williams, bearing date December 10, 1935 and recorded in the office of the Register of Deeds for Moore County, N. C. in Deed Book 118 on page 258, to which record reference is hereby made.

TO HAVE AND TO HOLD the aforesaid described tract and parcel of land, with all privileges and appurtenances thereunto belonging, or appertaining, unto the said THE MOORE COUNTY BOARD OF EDUCATION, GRANTEE as aforesaid, its successors and assigns in fee simple forever.

And the said GRANTOR, for herself and her heirs, executors and administrators covenants to and with said GRANTEE, its successors and assigns, that said GRANTOR is seized of said premises in fee simple; that the same are free and clear from all liens and encumbrances and that she will forever warrant and defend the title to the property herein conveyed against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said ETTA JANE WILLIAMS (widow of Quincey A. Williams, deceased) GRANTOR as aforesaid, has hereunto set her hand and seal the day and year first above written.

Etta Jane Williams (SEAL)

NORTH CAROLINA

MOORE COUNTY

I, Billy T. Woodward, a Notary Public in and for said County and State, do hereby certify that this day personally appeared before me Etta Jane Williams (widow of Quincey A. Williams, deceased) who acknowledged the due execution of the foregoing deed for all of the purposes therein expressed.

Witness my hand and notarial seal this 25 day of July, 1964.

My commission Expires: Oct 25, 1964

Billy T. Woodward
Notary Public

NORTH CAROLINA
MOORE COUNTY

The foregoing certificate of Billy T. Woodward a Notary Public of Moore County, is adjudged to be correct. Therefore let the instrument, with the certificates be registered.

Witness my hand, this 12 day of ^{August} ~~July~~, 1964.

Daisy M. Riddle
Deputy CLERK OF SUPERIOR COURT, MOORE COUNTY, NORTH CAROLINA

NORTH CAROLINA
MOORE COUNTY

ETTA JANE WILLIAMS

to

THE MOORE COUNTY BOARD
OF EDUCATION

DEED

Filed for registration 2:30 P M
Aug. 12, 1964 in the
Register of Deeds Office of Moore
County and Registered 479 M.
Aug. 14, 1964 In Book
273 Page 479

Register of Deeds

Quincy M. Carrell
By: Bessie M. Carrell
Clerk

D. S. G. 254 to Reg.

Prepared by and Return to:
John M. May, Attorney
Robbins May & Rich LLP
120 Applecross Road
Pinehurst, North Carolina 28374
No Title Exam By Drafting Attorney

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. 00004597 and 10000625__ Verified by _____ County on the ____ day of _____, 20__
By: _____

Brief description for the Index: 49.57 acres, more or less, Ritter Township__

THIS DEED made this 10th day of December, 2018, by and between

Grantor	Grantee
Moore County Board of Education, a North Carolina public school system P. O. Box 1180 Carthage, North Carolina 28327	Moore County Board of Education, a North Carolina public school system P. O. Box 1180 Carthage, North Carolina 28327

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Ritter Township, Moore County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Subject and together with utility easements, other easements and restrictive covenants that are enforceable against or a benefit to the property, if any, and to the lien for ad valorem property taxes for the current year to be prorated at closing.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 249, Page 108; Book 273, Page 479 and Book 249, Page 169 Moore County Registry, North Carolina.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions noted above.

[Signature Page to Follow]

IN WITNESS WHEREOF, this instrument is executed (a), if by individuals, by hereunto setting their hands under seal by adoption of the word "SEAL" appearing next to the individuals' names or signatures, (b), if by a corporation, by the duly authorized officers, directors or shareholders of the corporation on its behalf under seal by adoption of the facsimile seal printed hereon for such purpose or, if an impression seal appears hereon, by affixing such impression seal or by adoption of the word "SEAL" appearing next to the name of the corporation or the signatures of the officers, directors or shareholders, (c), if by a partnership, by the duly authorized partners of the partnership on its behalf under seal by adoption of the word "SEAL" appearing next to the name of the partnership or the signatures of the partners or (d), if by a limited liability company, by the duly authorized members or managers on its behalf under seal by adoption of the word "SEAL" appearing next to the name of the limited liability company or the signatures of the members or managers, on the day and year first above written.

MOORE COUNTY BOARD OF EDUCATION

Helena Wallin-Miller, Chair (SEAL)

ATTEST:

Dr. Robert Grimesey, Secretary

STATE OF NORTH CAROLINA, COUNTY OF MOORE

I, _____, a Notary Public of the County and State aforesaid, certify that Dr. Robert Grimesey, personally came before me this day and acknowledged that he is the Secretary to the Moore County Board of Education, and that by authority duly given, and as the act of the Board, the foregoing instrument was signed in its name by the Chair of the Moore County Board of Education, sealed with its seal, and attested by him/her as the Clerk to the Moore County Board of Education.

Witness my hand and official stamp or seal, this ____ day of December, 2018.

(SEAL)

Notary Public

My commission expires: _____

Exhibit A
NORTH MOORE HIGH SCHOOL
RECOMBINATION SURVEY

BEING A COMBINATION OF THE THREE MOORE COUNTY BOARD OF EDUCATION TRACTS DESCRIBED IN DEED BOOK 273 PAGE 479, DEED BOOK 249 PAGE 108, AND DEED BOOK 249 PAGE 169 IN THE MOORE COUNTY REGISTRY AND MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING THE SOUTHWEST CORNER OF THE ALLEN W. AND ANNETTE WILLIAMS TRACT DESCRIBED IN DEED BOOK 2031 PAGE 26 IN THE MOORE COUNTY REGISTRY, SAID CONCRETE MONUMENT ALSO BEING LOCATED NEAR THE NORTHERN RIGHT-OF-WAY OF NORTH MOORE ROAD (60' R/W) AND BEING LOCATED N 51°11'01" E A DISTANCE OF 1504.17' FROM THE CENTERLINE INTERSECTION OF NORTH MOORE ROAD AND REYNOLDS MILL ROAD; THENCE S 72°38'42" E A DISTANCE OF 48.15' TO A CALCULATED POINT IN THE CENTERLINE OF NORTH MOORE ROAD; THENCE WITH THE CENTERLINE OF NORTH MOORE ROAD N 54°45'41" E A DISTANCE OF 462.72' TO A CALCULATED POINT; THENCE CONTINUING WITH THE NORTH MOORE ROAD CENTERLINE N 54°41'28" E A DISTANCE OF 476.13' TO A CALCULATED POINT, SAID CALCULATED POINT BEING THE SOUTHEAST CORNER OF THE MONTIE MAE RUSSELL, JIMMY LEE RUSSELL AND OTHERS TRACT DESCRIBED IN DEED BOOK 4884 PAGE 324 IN THE MOORE COUNTY REGISTRY; THENCE WITH THE RUSSELL AND OTHERS LINE N 34°33'04" W A DISTANCE OF 560.94' TO AN EXISTING CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING THE NORTHEAST CORNER OF THE RUSSELL AND OTHERS TRACT; N 38°12'02" E A DISTANCE OF 617.29' TO A CALCULATED POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE RUSSELL AND OTHERS TRACT, SAID CALCULATED POINT ALSO BEING THE SOUTHWEST CORNER OF THE JOHNNY BRANT WELCH TRACT DESCRIBED IN DEED BOOK 3669 PAGE 211 IN THE MOORE COUNTY REGISTRY; THENCE WITH THE WELCH TRACT N 59°40'38" W A DISTANCE OF 1320.14' TO AN EXISTING CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING A CORNER OF THE WELCH TRACT; THENCE S 31°29'54" W A DISTANCE OF 1240.01' TO AN EXISTING CONCRETE MONUMENT, SAID MONUMENT BEING THE SOUTHWEST CORNER OF THE WELCH PROPERTY AND A CORNER IN THE EASTERN LINE OF THE ALLEN W. AND ANNETTE WILLIAMS TRACT THENCE THE FOLLOWING CALLS WITH THE ALLEN W. AND ANNETTE WILLIAMS TRACT;
S 65°14'11" E A DISTANCED OF 270.53' TO A CALCULATED POINT; THENCE S 65°14'11" E A DISTANCE OF 182.30' TO A CALCULATED POINT; THENCE S 07°17'33" W A DISTANCE OF 243.43' TO A CALCULATED POINT; THENCE S 07°16'12" W A DISTANCE OF 117.14' TO A CALCULATED POINT; THENCE S 45°28'05" E A DISTANCE OF 765.56' TO THE POINT OF BEGINNING;
HAVING AN AREA OF 49.57 ACRES.

The purpose of this Deed is to recombine the property described in Book 249, Page 108; Book 273, Page 479 and Book 249, Page 169 all of the Moore County Public Registry into one parcel of property with one tax identification number.

MEMORANDUM TO THE PLANNING BOARD

FROM: Debra Ensminger
Planning & Transportation Director

DATE: January 8, 2019

SUBJECT: General Use Rezoning Request:
Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20)

PRESENTER: Theresa Thompson

REQUEST

Johnny Harris is requesting a General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) of an approximate 9.72 acres parcel, located on Gretchen Road and adjacent to NC Hwy 73, West End, owned by Johnson Improvement Co., per Deed Book 324 Page 466.

This case was properly advertised, public hearing sign posted on the property, and all adjacent property owners were notified.

BACKGROUND

The property is currently undeveloped. Adjacent properties include single family dwellings and undeveloped property.

ZONING DISTRICT COMPATIBILITY

The requested rezoning to Residential and Agricultural-20 (RA-20) is consistent with the existing uses in the area, including single family residential. The surrounding area is zoned a mixture of Highway Commercial (B-2), Residential and Agricultural-20 (RA-20), Residential and Agricultural-40 (RA-40), and Residential and Agricultural-2 (RA-2).

CONSISTENCY WITH THE 2013 MOORE COUNTY LAND USE PLAN

The future land use map identifies the property partially Rural Agricultural Land Use Classification (RALUC) and partially Medium Density Residential Land Use Classification. The requested zoning to Residential and Agricultural-20 (RA-20) is compatible with the Medium Density Residential Land Use Classification though is not compatible with the Rural Agricultural Land Use Classification (RALUC).

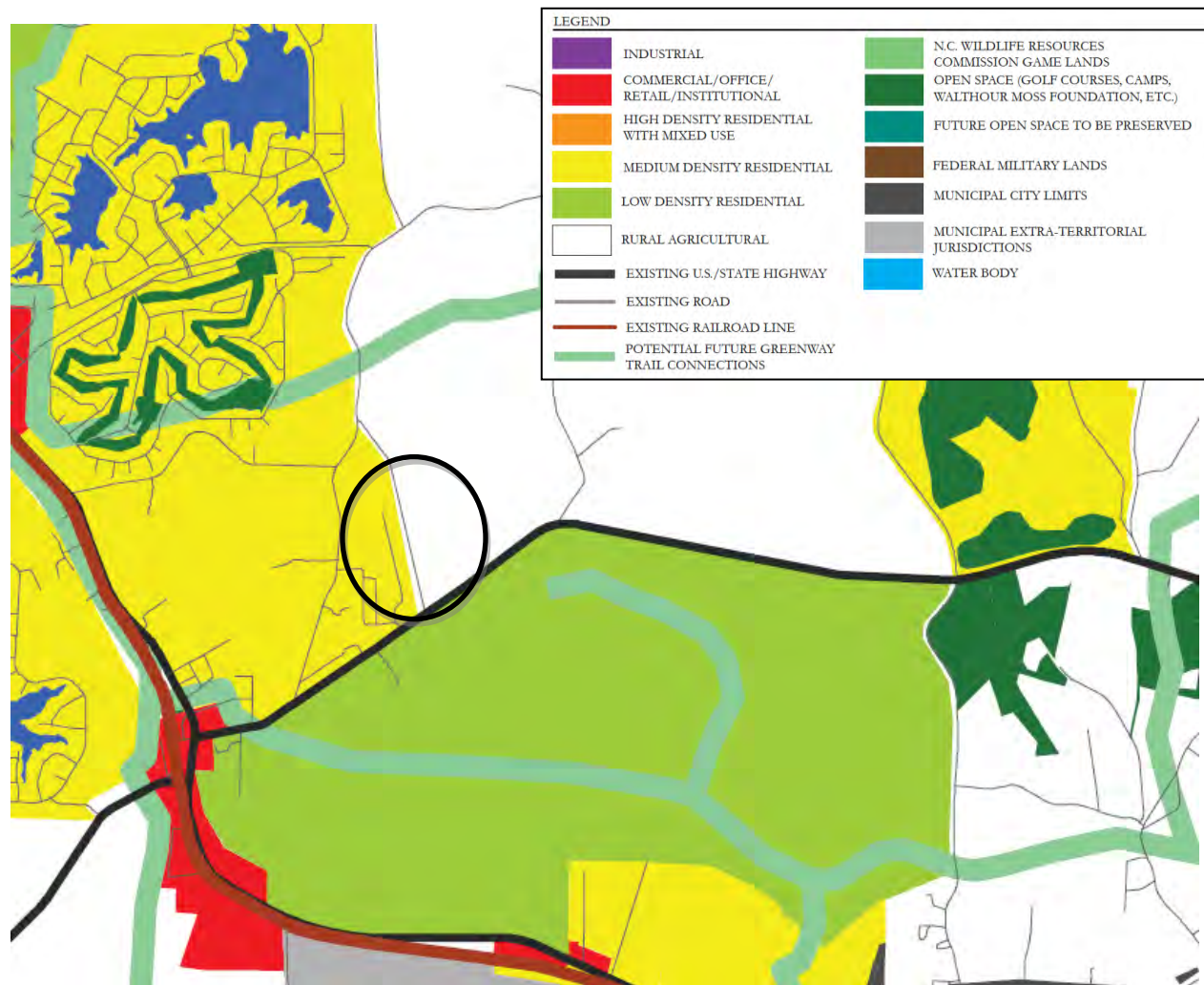
The Land Use Plan states the primary use of the Rural Agricultural Land Use Classification (RALUC) is to support rural residential life associated with agricultural uses and other rural activities. Additionally, the Land Use Plan states the Medium Density Residential Land Use Classification is categorized for a Density of 2 to 4 dwellings per acre, single family detached or attached. Housing may include a mixture of dwelling types, including single-family detached, duplex, patio home, semi-detached/attached dwelling, multi-family, or townhouse. This may also include certain non-residential neighborhood supportive uses such as schools, daycares, churches

and others. Density would require engineered sewerage disposal systems. Public infrastructure and facilities such as roads, water, sewer, schools, fire/rescue, open space, and must be adequate to accommodate the development. The public service providers in the proximity of these areas shown on the Future Land Use Map shall consider extending, upgrading and/or preserving infrastructure in these locations.

The site is located adjacent to the Moore County Medium Density Residential Land Use Classification, as indicated by the yellow color on the map below. It is also located adjacent to the Seven Lakes community. Therefore, staff recommends updating the Land Use Map to reclassify this site to the Medium Density Residential Land Use Classification.

The rezoning request is also consistent with several goals as included in the attached Land Use Plan Consistency Statement, including Goal 3.1: Maximize accessibility among living, working, and shopping areas and Action 1.8.8: Support and promote infill development that will optimize the use of existing infrastructure.

MOORE COUNTY FUTURE LAND USE MAP



RECOMMENDATION

Staff recommends the Moore County Planning Board make two separate motions:

Motion #1: Make a motion to **adopt or deny** the attached Land Use Plan Consistency Statement authorize the Chairman to execute the document as required by North Carolina General Statute 153A-341.

Motion #2: Make a motion to recommend **approval or denial** to the Moore County Board of Commissioners of the General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) to of an approximate 9.72 acres parcel, located on Gretchen Road and adjacent to NC Hwy 73, West End, owned by the Johnson Improvement Company.

ATTACHMENTS

- Pictures of Property and Adjacent Properties
- Vicinity Map
- Land Use Map
- Rezoning Map
- Application
- Minor Subdivision Plat Cabinet 17 Slide 977
- Planning Board Consistency Statement – **Approval**
- Planning Board Consistency Statement – **Denial**
- Deed Book 324 Page 466

View of subject property



View of Happy Valley Lane



[illegible]

Seven Lakes

FOXFIRE ETJ

PINEHURST ETJ



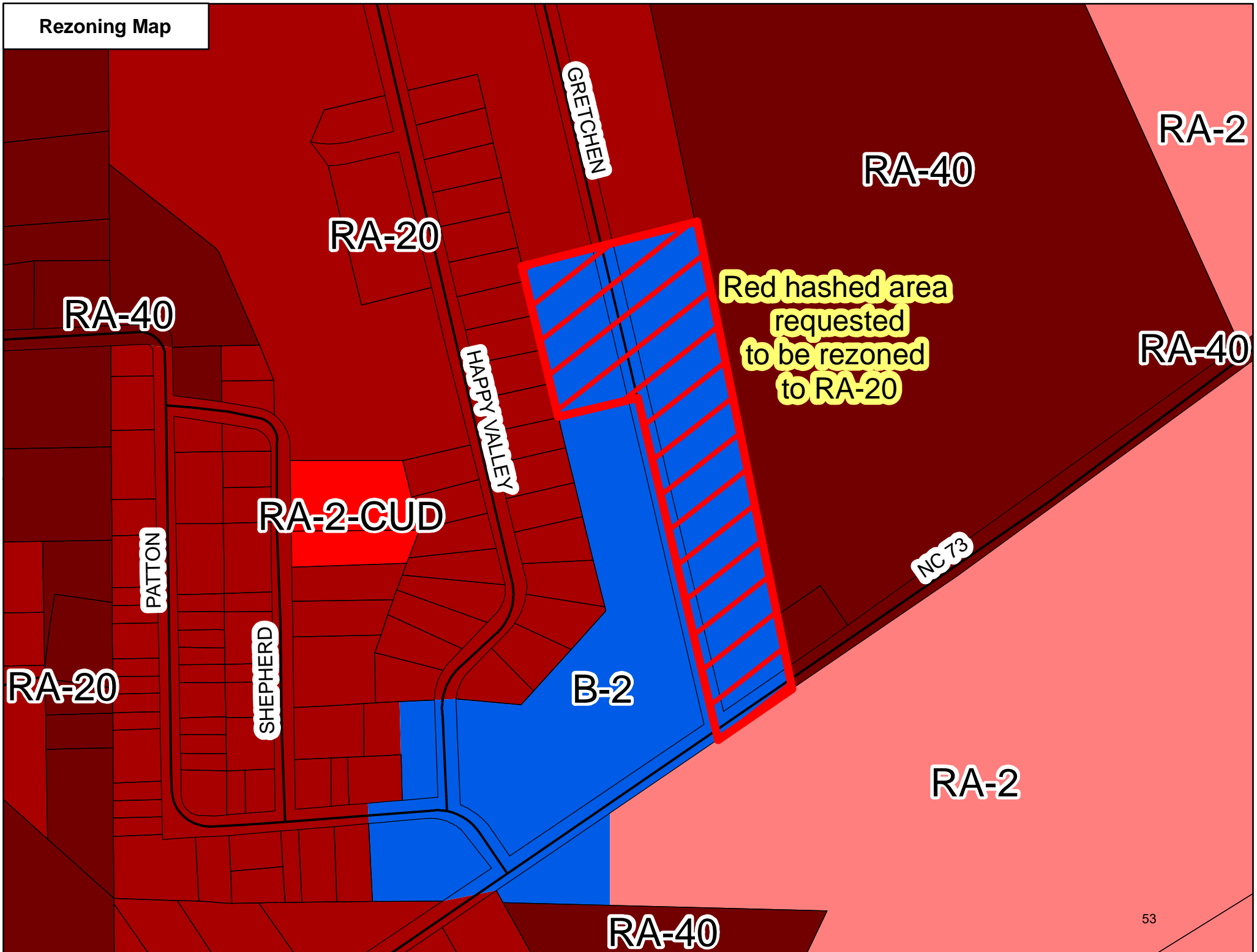
**PINEHURST
ETJ**

SOUTHERN PINES

Land Use Map



Rezoning Map



24406

County of Moore Planning and Transportation



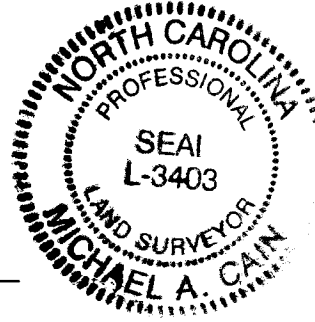
Inspections/Permitting: (910) 947-2221
Planning: (910) 947-5010
Transportation: (910) 947-3389

GENERAL USE REZONING APPLICATION

Application Date: <u>January 8, 2019</u>			
Location/Address of Property: <u>Highway #73 + Gretchen Rd</u>			
Applicant: <u>Johnny Harris</u>		Phone: <u>(910) 638-5480</u>	
Applicant Address: <u>4291 DOWD Rd</u>	City: <u>Carthage</u>	St: <u>NC</u>	Zip: <u>28327</u>
Owner: <u>Johnson Improvement Co * (William Johnson)</u>		Phone: <u>(770) 364-5544</u>	
Owner Address: <u>9345 Martin Rd</u>	City: <u>Roswell</u>	St: <u>GA</u>	Zip: <u>30076</u>
Current Zoning District: <u>B-2</u>		Proposed Zoning District: <u>RA-20</u>	
Comments: 			
<p>I (We), the undersigned, certify that all statements furnished in this application are true to the best of my (our) knowledge, and do hereby agree to follow all reasonable requests for information as designated by the County of Moore Zoning Administrator.</p> <div style="display: flex; justify-content: space-between;"> <div> <u>William Johnson</u> Applicant/Owner Signature </div> <div> <u>1/8/19</u> Date </div> </div> <div style="display: flex; justify-content: space-between;"> <div> <u>Johnny Harris</u> Applicant/Owner Signature </div> <div> <u>Jan - 8 - 19</u> Date </div> </div>			
Office Use Only:			
PAR ID: <u>00020651</u>			
<u>Brian Thompson</u> Received By		<u>1/8/2019</u> Date	

977

MOORE COUNTY, NORTH CAROLINA
I, MICHAEL A. CAIN, CERTIFY THAT THIS PLAT WAS DRAWN
FROM AN ACTUAL FIELD SURVEY, THAT THE LINES NOT SURVEYED
AS PLOTTED AS BROKEN LINES, THAT THE RATIO OF PRECISION
AS CALCULATED BY LATITUDE AND DEPARTURES IS 1/10,000±
THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30
AS AMENDED. WITNESS MY HAND AND SEAL THIS 16
DAY OF JAN. 2019



FOR REGISTRATION REGISTER OF DEEDS
Judy D. Martin
Moore County, NC
January 17, 2019 04:09:51 PM
Book 17 Page 977-977
FEE: \$21.00
INSTRUMENT # 2019000686

PLAT CABINET 17 SLIDE 977



MINOR SUBDIVISION FOR OWNER:
JOHNSON IMPROVEMENT COMPANY

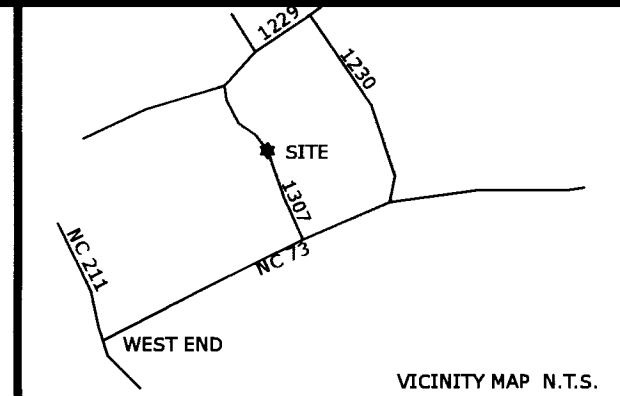
PID 00020651
DEED REFERENCE: 324/466
MINERAL SPRINGS TOWNSHIP
MOORE COUNTY, NC
DATE 1-15-2019
SCALE 1" = 200'

OWNERS ADDRESS:
JOHNSON IMPROVEMENT CO.
9345 MARTIN RD.
ROSWELL, GA 30076

MIKE CAIN SURVEYING
2509 PIEDMONT DRIVE
SANFORD, NC 27330
919-774-4684

- I, MICHAEL A. CAIN PLS 3403 CERTIFY TO ONE OF
THE FOLLOWING AS INDICATED BY AN X.
- X THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION
OF LAND WITHIN THE COUNTY OR MUNICIPALITY THAT HAS ORDINANCE
THAT REGULATES PARCELS OF LAND.
- B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION
OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN
ORDINANCE THAT REGULATES PARCELS OF LAND.
- C. THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS
OF LAND.
- D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE
RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR
OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT
I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL
ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

MICHAEL A. CAIN PROFESSIONAL LAND SURVEYOR



Course	Bearing	Distance
L1	N 13°26'49" W	99.71'
L2	N 13°24'44" W	99.81'
L3	N 13°22'18" W	100.19'
L4	N 13°33'28" W	99.76'
L5	N 13°27'48" W	44.53'

NOTES:
1. PROPERTY IS SERVED BY COUNTY WATER AND WILL HAVE
PRIVATE SEPTIC SYSTEM.

CERTIFICATE OF MINOR SUBDIVISION PLAT APPROVAL
I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT
INVOLVE THE CREATION OF NEW PUBLIC STREETS OR ANY CHANGE IN EXISTING
PUBLIC STREETS OR CHANGE IN EXISTING UTILITIES, THAT THE SUBDIVISION IS IN
ALL RESPECTS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF MOORE
COUNTY, NORTH CAROLINA, AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED
BY THE SUBDIVISION ADMINISTRATOR, SUBJECT TO ITS BEING RECORDED IN THE
MOORE COUNTY REGISTRY WITHIN SIXTY DAYS OF THE DATE BELOW.

Theresa Thompson 1/17/2019
SUBDIVISION ADMINISTRATOR DATE

CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED
HEREON, WHICH IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF
MOORE COUNTY, NORTH CAROLINA, AND THAT I HEREBY ADOPT THIS PLAN OF
SUBDIVISION.

WA Johnson 1/17/19
OWNER DATE

OWNER DATE

REVIEW OFFICER CERTIFICATION
STATE OF NORTH CAROLINA

I, *Theresa Thompson* REVIEW OFFICER OF MOORE
COUNTY, NORTH CAROLINA, CERTIFY THAT THE MAP OR PLAT WHICH THIS CERTIFICATION
IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Theresa Thompson 1/17/2019
REVIEW OFFICER DATE

VOLUNTARY AGRICULTURE PROXIMITY STATEMENT
THESE PARCELS ARE LOCATED NEAR AN AREA THAT IS PRESENTLY USED FOR
AGRICULTURE PURPOSES. NORMAL AGRICULTURE OPERATIONS MAY CONFLICT WITH
RESIDENTIAL LAND USE. NC LAW (GENERAL STATUTES SECTION 106-701) PROVIDES
SOME PROTECTION FOR EXISTING AGRICULTURE OPERATIONS AGAINST NUISANCE
LAWS.

PUBLIC WATER SUPPLY WATERSHED PROTECTION CERTIFICATE
I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE MOORE COUNTY
WATERSHED ORDINANCE AND IS APPROVED BY MYSELF, AS AGENT FOR THE WATERSHED
REVIEW BOARD FOR RECORDING IN THE MOORE COUNTY REGISTER OF DEEDS OFFICE.

Theresa Thompson 1/17/2019
SUBDIVISION ADMINISTRATOR DATE

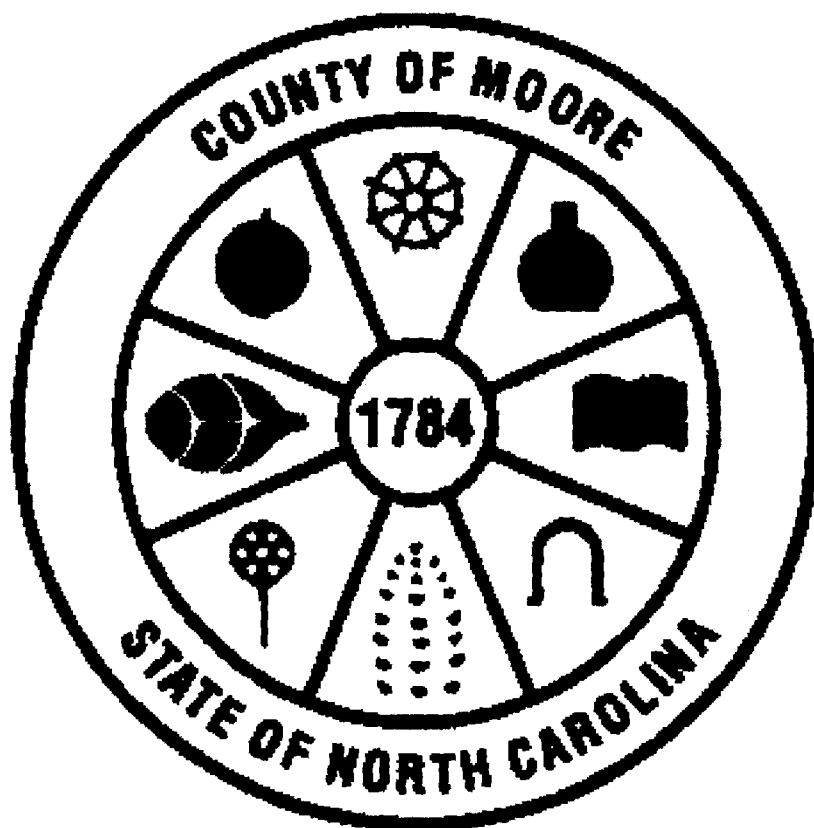


MCDONALD FAMILY FARMS LLC
PID 10000166
D.B. 3306/237
ZONED RA 40

COUNTY OF MOORE
D.B. 4273/195
PID 20130308

MIKE CAIN SURVEYING
2509 PIEDMONT DRIVE
SANFORD, N.C. 27330
919-774-4684

LEGEND
EIP EXISTING IRON PIPE
IPS IRON PIPE SET
ESI EXISTING SOLID IRON
SIS SOLID IRON SET
ECM EXISTING CONCRETE MONUMENT
PP POWER POLE
RRS RAILROAD SPIKE
N/F NOW OR FORMERLY
R/W RIGHT OF WAY
OHL OVERHEAD LINE
EPK EXISTING PK NAIL
NS NAIL SET
SS SPIKE SET



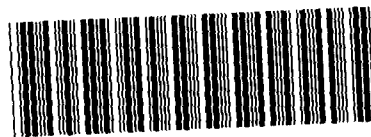
Judy D. Martin

Register of Deeds

Moore County, North Carolina

MAP

FOR REGISTRATION REGISTER OF DEEDS
Judy D. Martin
Moore County, NC
January 17, 2019 04:09:51 PM
Book 17 Page 977-977
FEE: \$21.00
INSTRUMENT # 2019000686



INSTRUMENT # 2019000686

Moore County Planning Board
Land Use Plan Consistency Statement
General Use Rezoning Request
Highway Commercial (B-2) to Rural Agricultural-20 (RA-20)

The Moore County Planning Board finds that:

1. The rezoning request is consistent with the following goals as listed in the 2013 Moore County Land Use Plan:

Goal 1: Preserve and Protect the Ambiance and Heritage of the County of Moore (inclusive of areas around the municipalities)

- Action 1.8.8: Support and promote infill development that will optimize the use of existing infrastructure.

Goal 3: Optimize the Uses of Land Within the County of Moore

- Goal 3.1: Maximize accessibility among living, working, and shopping areas.
- Recommendation 3.4: Encourage development in areas where the necessary infrastructure (roads, water, sewer, and schools) are available, planned or most cost-efficiently be provided and extended to serve development.

2. Approval of the rezoning request is also deemed an amendment to the Land Use Plan Future Land Use Map by reclassifying the site to the Medium Density Residential Land Use Classification.

3. Contributing factors in the rezoning approval is in response to managing the demand of residential growth, largely resulting from the influx of families spurred by Fort Bragg's growth from the Base Realignment and Closure. This site is determined to be suitable for development due to its close proximity Seven Lakes.

4. The rezoning request is reasonable and in the public interest considering the property is located adjacent to an existing major highway, other developed residential properties, has access to public water, and is in close proximity to the Seven Lakes community providing practicality, easy access, and reduced travel times.

Therefore, the Moore County Planning Board recommends **APPROVAL** of the General Use Rezoning request from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20), of an approximate 9.72 acre parcel, located on Gretchen Road and owned by Johnson Improvement Co., per Deed Book 324 Page 466.

Eddie Nobles, Chair
Moore County Planning Board

Date

Moore County Planning Board
Land Use Plan Consistency Statement
General Use Rezoning Request
Highway Commercial (B-2) to Rural Agricultural-20 (RA-20)

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- Goal 3.1: Maximize accessibility among living, working, and shopping areas.
- Recommendation 3.4: Encourage development in areas where the necessary infrastructure (roads, water, sewer, and schools) are available, planned or most cost-efficiently be provided and extended to serve development.

2. The proposed rezoning is not reasonable and not in the public interest because the proposed rezoning will have an unreasonable impact on the surrounding community.

Therefore, the Moore County Planning Board recommends **DENIAL** of the General Use Rezoning request from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20), of an approximate 9.72 acre parcel, located on Gretchen Road and owned by Johnson Improvement Co., per Deed Book 324 Page 466.

Eddie Nobles, Chair
Moore County Planning Board

Date

Form WD-101-WARRANTY DEED

For Sale by James Williams & Co., Yadkinville, N. C.

NORTH CAROLINA, MOORE COUNTYTHIS DEED, made this 6th day of January, A. D. 1970
by W. A. Johnson, Sr. and wife, Mary V. Johnson,of Moore County and State of North Carolina
of the first part, to Johnson Improvement Company, Inc.of Moore County and State of North Carolina
of the second part:WITNESSETH, That said Parties of the first part, in consideration of
Good and valuable consideration and TEN - - - - - Dollars
to them paid by Party of the second part
the receipt of which is hereby acknowledged have bargained and sold, and by these presents
do grant, bargain, sell and convey to said Party of the second part and
its successorsdo hereby and assigns, a certain tract or parcel of land in Mineral Springs Township
Moore County, State of North Carolina, adjoining
the lands of _____

_____ and others, and bounded as follows, viz:

BEGINNING at a point in the east edge of the Ridge Way Road, where said Ridge Way Road intersects with State Highway leading from West End, N. C., running thence with and beyond said Ridge Way Road North 32 West 517 feet; thence North 81 West 247 feet to a stake and black jack pointers; thence North 29 West 168 feet to a stake with post oak pointers; thence North 31 East 253 feet to a stake and pointers; thence North 2½ East (about 264 feet to a stake and black jack pointers); thence North 16 West 161 feet to a stake and 2 black jack pointers at a hog pen; thence North 32 West 607 feet; thence North 53 West 389 feet to a corner in the Old Goins line by a pine pointer; thence along the Goins line North (3 degree variation) 1565 feet to a corner; thence North 76 East, crossing a branch near the head of the pond, 970 feet to a point in the center of the Johnson Lake Road, pine pointer; thence along the center line of said Johnson Lake Road South 12 East 2200 feet to a point in the center of said road; thence continuing as the center of said Johnson Lake Road South 10 East 1235 feet to the intersection of said Johnson Lake Road with the said State Highway; thence along the north edge of said State Highway, South 60 West 716 feet to the first station. Containing 90.25 acres, more or less.

The above described tract of land is the same tract of land as conveyed to Carlton R. Smith and wife, Lou B. Smith by Johnson Improvement Company, Incorporated, dated March 4, 1952, and recorded in Deed Book 176, at page 187, Moore County Registry.

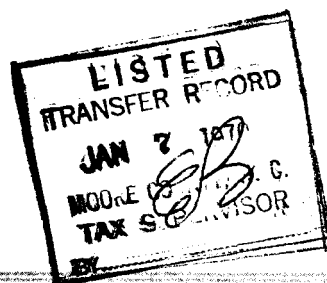
MOORE
COUNTY

019784

STATE OF
NORTH
CAROLINA
JAN-7'70Real Estate
Excise Tax

= 20.00

RB. 10712



The above described lands were conveyed to grantors by _____ See Book _____, Page _____

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging, to the said _____ Party of the second part and its successors _____ heirs and assigns, to its _____ only use and behoof forever.

And the said _____ Parties of the first part _____, for _____ them selves _____ and their heirs, executors and administrators, covenant _____ with said _____ Party of the second part and its successors _____ heirs and assigns, that they are seized of said premises in fee and have the _____ right to convey in fee simple; that the same are free and clear from all encumbrances, and that they do _____ hereby forever warrant and will forever defend the said title to the same against the claims of all persons whomsoever _____

IN TESTIMONY WHEREOF, the said _____ Parties of the first part _____ have hereunto set their hands and seals, the day and year first above written.

W. A. Johnson, Sr. (SEAL)
[Signature] (SEAL)

ATTEST: Mary V. Johnson (SEAL)
[Signature] (SEAL)

STATE OF NORTH CAROLINA _____ Moore _____ County.

I, *Billy S. McKenzie*, Notary Public, do hereby certify that W. A. Johnson, Sr. and Mary V. Johnson, his wife, personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance.

Witness my hand and notarial seal, this 7th day of January, A. D. 1970

My commission expires 4-11-70 *Billy S. McKenzie* Notary Public (Seal)

STATE OF NORTH CAROLINA _____ - M O O R E - _____ COUNTY.

The foregoing certificate(s) of Billy S. McKenzie, Notary Public Moore County, North Carolina

is (are) certified to be correct. This instrument was presented for registration this 7th day of January, 19 70, at 3:05 ~~XXX~~, P. M., and duly recorded in the office of the Register of Deeds of Moore County, North Carolina, in Book 324 Page 466.

This 7th day of January, A. D., 19 70.

Audrey McCaskill Register of Deeds By *Mary R. Phillips* Assistant Deputy Register of Deeds

This Deed Drawn By _____

rec'd - 3.50
stop - 20.00
CH 39.50

WARRANTY DEED

W. A. Johnson, Sr. and wife,
Mary V. Johnson
TO
Johnson Improvement Company
West End

Consideration \$10.00 plus
Dated 6th day of Jan., 1970

Presented for registration on the 7th day of Jan., 1970 at 3:05 o'clock P. M., and registered in the office of the Register of Deeds for Moore County, N. C., this 8th day of January, 1970, at 4:00 o'clock P. M., in Book 324 of Deeds, on page 466, and verified. *Audrey M. McCaskill* Register of Deeds